MEMORANDUM

DATE: February 6, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0121-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on February 5, 2018. 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: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(8334 Bletzer Road)	*	OFFICE OF
15th Election District		
7th Council District	*	ADMINISTRATIVE HEARINGS
Wellhan & Guang Li	*	FOR BALTIMORE COUNTY
Legal Owners		
Petitioners	*	**Case No. 2018-0121-SPHA**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Wellhan and Guang Li, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve a use permit for an accessory apartment in a detached accessory structure; and to amend the site plan to reflect the as-built condition for Case No. 2005-0644-A. A petition for variance seeks to permit an accessory apartment in an accessory structure with the size of 1,245 sq. ft. in lieu of the maximum of 1,200 sq. ft. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Wellhan and Guang Li appeared in support of the requests. Peter Zimmerman, Esq. participated in the hearing on behalf of the Office of People's Counsel. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Department of Environmental Protection and Sustainability ("DEPS"). The DOP objected to the request and the DEPS noted Petitioners must comply with the Chesapeake Bay Critical Area ("CBCA") regulations.

ORDER RECEIVED FOR FILING
Date 1/5/18
By

SPECIAL HEARING

The zoning regulations permit an accessory apartment in a detached building when located on the same lot as the principal dwelling. The subject property is improved with a large single-family dwelling and a 2-story accessory building/garage. The first floor of the garage is unfinished and is used for storage of tools and household items. The second floor contains an apartment with kitchen and bathroom facilities. Petitioners stated the apartment will be used by family members, whose names are listed on the Declaration of Understanding included in the file.

The DOP objected to the request and believed it would constitute a second dwelling on the lot. That would be the case if the accessory apartment was occupied by individuals not related to the owners by blood, marriage or adoption. The DOP references a 2005 zoning case involving the property which prohibited the garage from being converted to a "second dwelling unit and/or apartment." Of course, the law allowing "accessory apartments" was enacted in 2012, and the approval granted herein is under the auspices of that regulation. B.C.Z.R. §400.4. Approval is not being granted for a second dwelling, and several restrictions are included below to protect the surrounding community and ensure the accessory apartment is not used in a fashion which is "beyond the scope" of the aforementioned regulation.

VARIANCE

A variance request involves a two-step process, summarized as follows:

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

ORDER RECEIVED FOR FILING
Date 1/5/18
By

The property was found to be unique in a 2005 zoning case (No. 2005-644-A) and that finding is applicable in the current matter. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to use the second floor of the garage as an accessory apartment. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community opposition.

While the Petition as filed sought approval for a 1,245 sq. ft. apartment in lieu of the maximum 1200 sq. ft., the building footprint is 50' x 30' and thus, as discussed at the hearing, the petition was amended so that approval is sought for 1,500 sq. ft. in lieu of the maximum 1200 sq. ft.

THEREFORE, IT IS ORDERED this 5th day of **January, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a use permit for an accessory apartment in a detached accessory structure; and to amend the site plan to reflect the as-built condition for Case No. 2005-0644-A, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit a 1,500 sq. ft. accessory apartment in an accessory structure in lieu of the maximum 1,200 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. The accessory apartment shall not have a separate water or utility meter.

ORDER RECEIVED FOR FILING
Date 1/5/18
By

3. Petitioners must prior to issuance of permit(s) comply with CBCA requirements.

4. Petitioners must file among the land records of Baltimore County a completed copy of a Declaration of Understanding as approved by the Department of Permits, Approvals and Inspections. A copy of the fully-executed Declaration of Understanding must be provided to the Office of People's Counsel.

5. Petitioners must transfer ownership of the subject property from Li's Development 8334 LLC to Guang J. Li and/or Wellhan Li, and documentation evidencing such transfer must be provided within 90 days of the date hereof to the Office of People's Counsel.

6. The occupants of the accessory apartment and the occupants of the principal single-family dwelling must be related as immediate family by blood, marriage or adoption.

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:sln

ORDER RECEIVED FOR FILING
Date 1/5/18
By sln

PETI N FOR ZONING HEARI (S)

To be filed w Department of Permits, Approvals and Inspections

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

Address 8334 BLETZER RD DUNDALK MD 21222 which is presently zoned DR5.5

Deed References: /33377/00154 10 Digit Tax Account # 1519002070

Property Owner(s) Printed Name(s) LI'S DEVELOPMENT 8334 LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

See Attached

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

3. X **a Variance** from Section(s)

See Attached

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

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

Legal Owners (Petitioners):

WEIHAN LI, GUANG LI

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

Signature #1 Signature # 2

501 E. BALTIMORE ST BALTIMORE MD

Mailing Address City State

21202, 703-628-5392, WLI007@gmail.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

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

ORDER RECEIVED FOR FILING
Date 1/5/18
By

CASE NUMBER 2018-0121-SPHA Filing Date 10/25/17 Do Not Schedule Dates: _____ Reviewer gh

REV. 10/4/11

2018-0121-SPHA

1. Variance from sections: 400.4
To permit an accessory apartment in an accessory structure with the size of 1245 square feet in lieu of the maximum of 1200 square feet.

2. Special Hearing:
To approve a use permit for an accessory apartment in a detached accessory structure, and to amend the site plan to reflect the as built condition for variance case No. 2005-0644-A.

Affidavit of Residence

Wellhan Li
Li's Development 8334 LLC
8334 Bletzer Road
Dundalk, Maryland 21222
703-628-5392
wli007@gmail.com

October 23, 2017

Subject- Affidavit of Residence

To Whom It May Concern,

I, Wellhan Li, make an oath and say that I live at 8334 Bletzer Road, Dundalk, Maryland 21222.

I, certify that I, Wellhan Li had lived at this residence since the completion of the construction of the home beginning on August 3, 2016. The ownership of the property is under an LLC for the solo purpose of liability issues as we went through the construction phase. We do plan on changing ownership back to our personal names by next year.

I reside with my father Mr. Guang J. Li, my mother Mrs. Oi H. Wong, my twin brother Mr. Wellshan Li, my younger brother Mr. Wen Y. Li, my grandfather Mr. Jing C. Li, and my grandmother Mrs. Tsang C. Yuen from past year and two months. Our large family will greatly benefit from the accessory apartment as defined in the passing of Bill 49-11 in Section 400.4 of the Baltimore County Zoning Regulations.

I, Wellhan Li, further certify that the above information is true and accurate. I realize that should any of this information be false, I am liable for any penalties which the law provided under civil or criminal codes.

Sincerely,

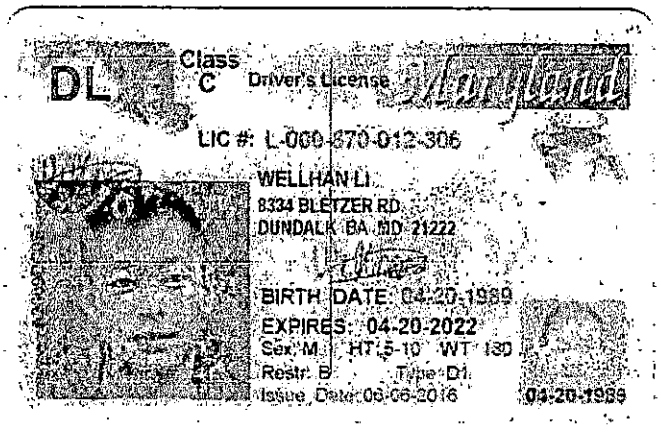
Wellhan Li
10/23/2017

Enclosure: Copy of Mr. Wellhan Li's driver's license/ Identification card

Sworn to and subscribed before me on 10/23/17 (MM/DD/YY).

SAMSON E. FRIDRICH
Notary Public
Baltimore County
Maryland
My Commission Expires 01-03-2020

Notary Public Signature



DL Class C Driver's License Maryland

LIC #: L-060-670-012-306

WELLHAN LI
8334 BLETZER RD
DUNDALK BA MD 21222

BIRTH DATE 04-20-1989
EXPIRES 04-20-2022
Sex M HT 5-10 WT 130
Restr B Type D1
Issue Date 06-06-2016

04-20-1989

EXHIBIT A

ZONING PROPERTY DESCRIPTION FOR 8334 BLETZER ROAD DUNDALK, MARYLAND 21222

Beginning at a point on the northeast side of Bletzer Road which is 40 feet wide at a distance of 1056 feet west of the centerline of the nearest improved intersecting road Glenhurst Road which is 40 feet wide.

Thence the following courses and distances: N. 21 11' 00" E. 248', N. 63 38' 00" W. 45', S. 34 53' 00" W. 260', S. 63 51' 00" E. 73.76', and S. 80 40' 00" E. 33.63', back to the point of beginning as recorded in Deed Liber JLE No. 1033377, Folio 154, containing total of 19,304 square feet or 0.443 acres of lot. Located in the 15th Election District and 7th Council District.

2018-0121-SPHA

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTADNING (hereinafter referred to as "Declaration") is made on this 23rd day of October 2017, by and between Wellhan Li & Guang J. Li (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Special hearing request for an accessory apartment above the second story of the detached garage under section 400.4 of the Baltimore County Zoning Regulation with 1245 square feet in lieu of the 1200 square feet. Foot print of the structure will not change from the original Baltimore County approved plans.

The property being located at: 8334 Bletzer Rd. Dundalk, MD 21222 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit of hearing plans) attached hereto and made part hereof. The property is zoned DR5.5 which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for:

My father Mr. Guang J. Li, my mother Mrs. Oi H. Wong, my twin brother Mr. Wellshan Li, my younger brother Mr. Wen Y. Li, my grandfather Mr. Jing C. Li, and my grandmother Mrs. Tsang C. Yuen

The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single- family residence. No such improvements or additions shall ever be used as a

separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Rina H. Bentzen

Rina H. Bentzen

WELLHAN LI

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 14 day of Dec. 2017, before the Subscriber, a Notary Public of State of Maryland, personally appeared KELLMAN LI.

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 10/3/18

Notary Public

PIAMMETTA R. GREEN
Notary Public
State of Maryland
Montgomery County
My commission exp. October 3, 2018

PAU... NUETTA R. GHLLEN
Notary Public
S... of Maryland
M... ...mmory County
My co... ...n exp. Dece... 8, 2018

The Declaration of Understanding for the Accessory Apartment at:

8334 Bletzer Rd 21222

Address of property

is approved: _____ _____

Arnold Jablon, Director-PAI Date

Rev. 11/08/11

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5339504

Sold To:
Wellhan Li - CU00613841
501 E Baltimore St
Apt 2
Baltimore,MD 21202-4894

Bill To:
Wellhan Li - CU00613841
501 E Baltimore St
Apt 2
Baltimore,MD 21202-4894

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Dec 14, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2018-0121-SPHA
8334 Bletzer Road
NE/s of Bletzer Road, W/of 1056 ft. to the centerline of Glenhurst Road
15th Election District - 7th Councilmanic District
Legal Owner(s) Wellhan & Guang Li

Special Hearing to approve a use permit for an accessory apartment in a detached accessory structure, and to amend the Site Plan to reflect the as built condition for Variance case No. 2005-0644-A. Variance to permit an accessory apartment in an accessory structure with the size of 1245 sq. ft. in lieu of the maximum of 1200 sq. ft.

Hearing: Thursday, January 4, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/048 December 14 5339504

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

CASE NO. 2018-0102A-SPHA

PETITIONER/DEVELOPER

WELHAN & GUANG LI

DATE OF HEARING/CLOSING

1/4/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT 8334 BLETZER RD

THIS SIGN(S) POSTED ON December 14, 2017

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/14/17

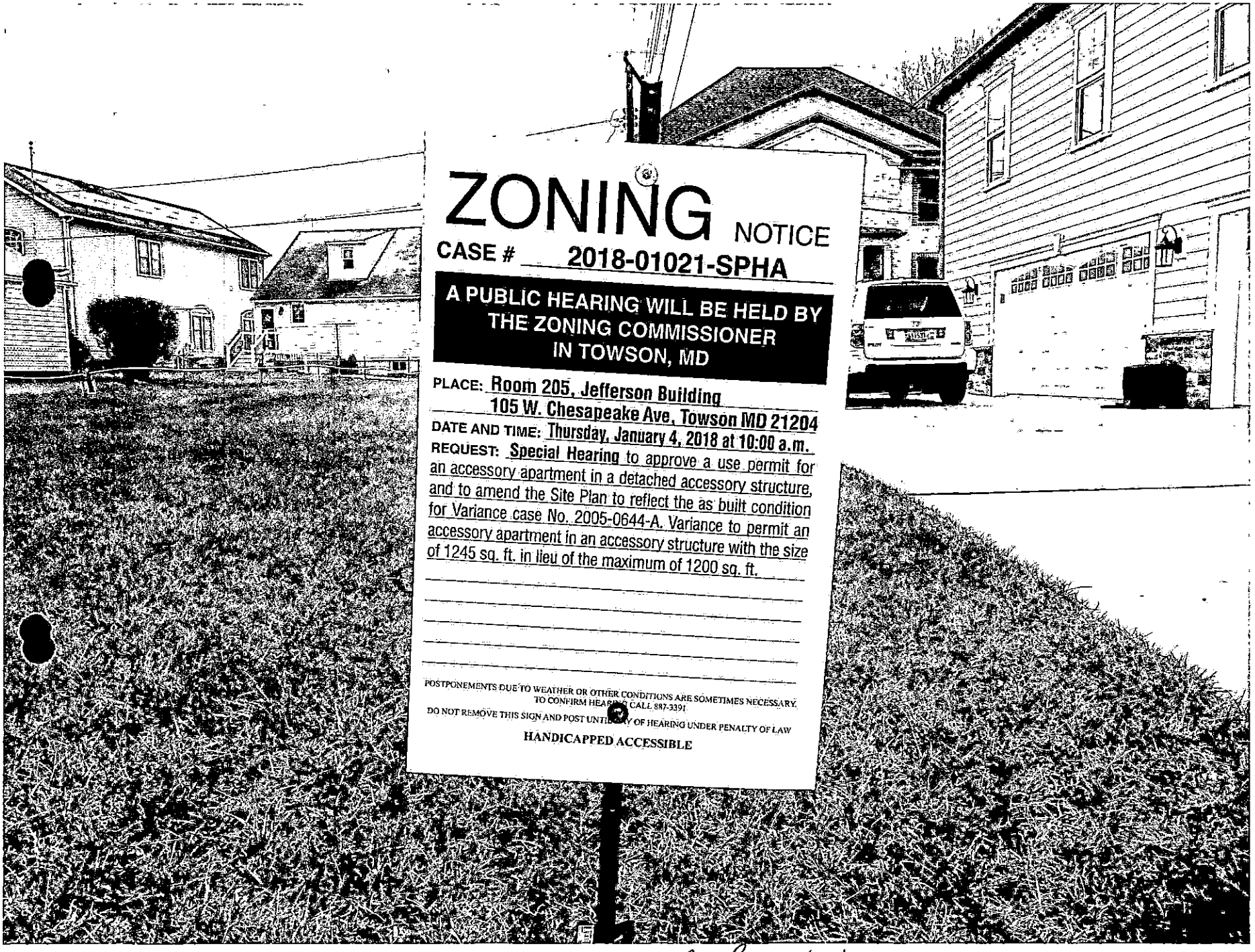
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411


ZONING NOTICE
CASE # 2018-01021-SPHA
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204
DATE AND TIME: Thursday, January 4, 2018 at 10:00 a.m.
REQUEST: Special Hearing to approve a use permit for an accessory apartment in a detached accessory structure, and to amend the Site Plan to reflect the as built condition for Variance case No. 2005-0644-A. Variance to permit an accessory apartment in an accessory structure with the size of 1245 sq. ft. in lieu of the maximum of 1200 sq. ft.
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

12/14/17

CERTIFICATE OF POSTING

CASE NO. 2018-0102L-SPHA

PETITIONER/DEVELOPER

WEIHAN & GUANG LI

DATE OF HEARING/CLOSING

1/4/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMAN:

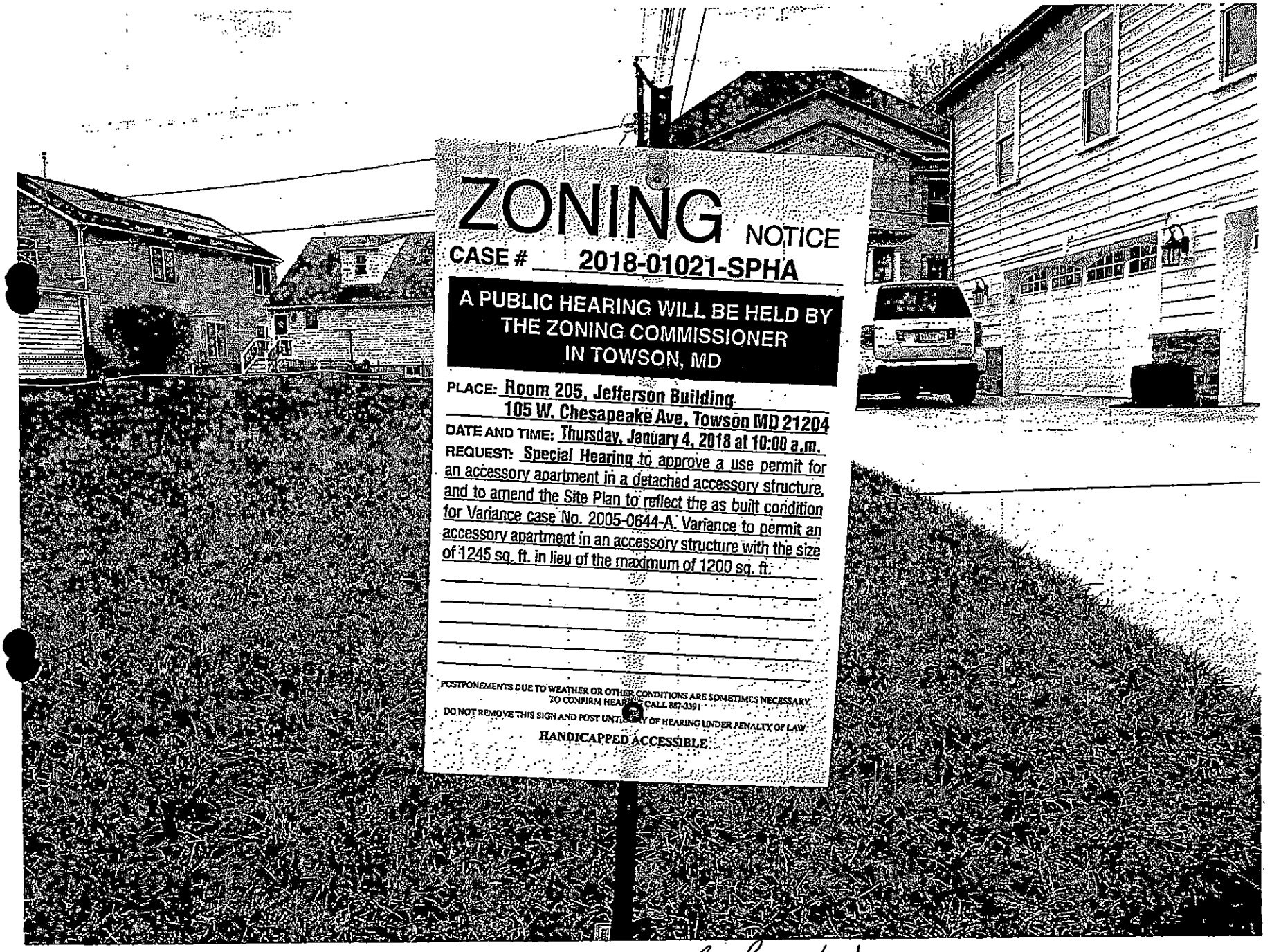
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT 8334 BLETZER RD

THIS SIGN(S) POSTED ON December 14, 2017
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/14/17
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411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POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE

12/14/17

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 14, 2017 Issue - Jeffersonian

Please forward billing to:
Wellhan Li
501 E. Baltimore Street
Baltimore, MD 21202
703-628-5392

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0121-SPHA
8334 Bletzer Road
NE/s Bletzer Road, W/of 1056 ft. to the centerline of Glenhurst Road
15th Election District – 7th Councilmanic District
Legal Owners: Wellhan & Guang Li

Special Hearing to approve a use permit for an accessory apartment in a detached accessory structure, and to amend the Site Plan to reflect the as built condition for Variance case No. 2005-0644-A. Variance to permit an accessory apartment in an accessory structure with the size of 1245 sq. ft. in lieu of the maximum of 1200 sq. ft.

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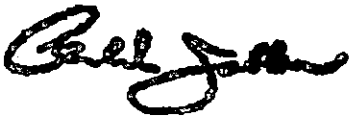

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2018-0121-SPHA

Property Address: 8334 BLETZER RD DUNDALK MD 21222

Property Description: _____

_____

Legal Owners (Petitioners): Weihan Li

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Weihan Li

Company/Firm (if applicable): _____

Address: 501 E. BALTIMORE ST.

BALTIMORE MD 21202

_____

Telephone Number: 703-628-5392

Revised 7/9/2015

KEVIN KAMENETZ
County Executive

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

November 22, 2017

NOTICE OF ZONING HEARING

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NE/s Bletzer Road, W/of 1056 ft. to the centerline of Glenhurst Road
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Hearing: Thursday, January 4, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Wellhan & Guang Li, 501 E. Baltimore Street, Baltimore 21202

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 15, 2017.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 8334 Bletzer Road; NE/S Bletzer Road, 1056' W of c/line of Glenhurst Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Wellhan Li & Guang Li Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2018-121-SPHA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
NOV 07 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Wellhan & Guang Li, 501 E. Baltimore Street, Baltimore, Maryland 21202, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

KEVIN KAMENETZ
County Executive

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

December 28, 2017

Wellhan & Guang Li
501 E Baltimore Street
Baltimore MD 21202

RE: Case Number: 2018-0121 SPHA, Address: 8334 Bletzer Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 20, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Date: 11/6/17

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. 2018-0121-SPHA
Special Hearing Variance
Weihan Li and Guanghi
8334 Bletzer 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,

Richard A Zeller

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: November 17, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2017
Item No. 2018-0117-SPHA, 0118-SPHA, 0120-X and 0121-SPHA

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

* * * * *

VKD: efc
cc: file

1-4-18

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/28/2017

RECEIVED
NOV 30 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 18-121

INFORMATION:

Property Address:	8334 Bletzer Road
Petitioner:	Wellhan Li, Guang Li
Zoning:	DR 5.5
Requested Action:	Special Hearing and Variance

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a use permit for an accessory apartment in a detached accessory structure, and to amend the approved site plan in zoning case No. 2005-0644-A. The Department also reviewed the petition for variance to permit an accessory apartment in a detached accessory structure with the size of 1245 square feet in lieu of the maximum of 1200 square feet.

A site visit was conducted on November 16, 2017.

The Department of Planning objects to granting the petitioned zoning relief.

The Department remains consistent in its comments in prior zoning case 18-010 SPH. The establishment of two dwellings on the site is an over intensification of the use of the property that would have a detrimental effect on the neighborhood. The Department recommends condition # 3 in the zoning case 2005-0644A remain in force.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Wellhan Li, and Guang Li
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-4-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 07 2017
OFFICE OF
ADMINISTRATIVE HEARINGS

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: November 7, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0121-SPHA
Address 8334 Bletzer Road
(Li Property)

Zoning Advisory Committee Meeting of **November 13, 2017**.

The subject property is located within the Chesapeake Bay Critical Area. According to BCZR Section 500.14, no decision shall be rendered on any petition for special exception, zoning variance, or zoning special hearing for a property within the Critical Area until the Department of Environmental Protection and Sustainability (EPS) has provided written recommendations describing how the proposed request would:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA), and is subject to Critical Area lot coverage requirements. Critical Area lot coverage differs from BCZR lot coverage and is defined in Natural Resources Article §8-1802(a)(17), as follows:

(17) (i) "Lot coverage" means that percentage of total lot or parcel that is:

1. Occupied by a structure, parking area, driveway, walkway, or roadway; or
2. Covered with gravel, stone, shell impermeable decking, a paver, permeable pavement, or any manmade material

(ii) "Lot coverage" includes the ground area covered or occupied by a stairway or impermeable deck.

(iii) "Lot coverage" does not include:

1. A fence or wall that is less than 1 foot in width that has not been constructed with a footer;
2. A walkway in the buffer or expanded buffer, including a stairway, that provides direct access to a community or private pier;

3. A wood mulch pathway; or
4. A deck with gaps to allow the water to pass freely.

The petitioner is requesting to allow a rental apartment, including a kitchen and bathroom, above an existing, detached garage. The lot coverage regulations are not applicable because the structure is existing and the footprint is not proposed to increase. The property is also located within a Modified Buffer Area (MBA), which can further restrict impervious surfaces and structures within 100 feet landward of mean high tide (100 foot buffer). The existing, detached garage is not located within the buffer, therefore, these regulations do not apply. Allowing the petitioner's request will not adversely impact water quality.

2. Conserve fish, wildlife, and plant habitat; and

The current development proposal for the property will have no adverse impact on buffer functions, fish, wildlife and plant habitat in Back River.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts.

Because the proposed project will not increase lot coverage and is not located within the Critical Area buffer, the request, if granted, will avoid environmental impacts.

Reviewer: *Thomas Panzarella; Environmental Impact Review* *Date: November 7, 2017*

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/28/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 18-121

INFORMATION:
Property Address: 8334 Bletzer Road
Petitioner: Wellhan Li, Guang Li
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For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Josephine Selvakumar
Wellhan Li, and Guang Li
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: November 7, 2017

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Because the proposed project will not increase lot coverage and is not located within the Critical Area buffer, the request, if granted, will avoid environmental impacts.

Reviewer: *Thomas Panzarella; Environmental Impact Review* *Date: November 7, 2017*

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 2018-121-SPHA
DATE Jan-4-2018

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Guang Li	8334 Bletzer Rd	Dundalk MD 21222	Realtitrue@gmail.
Weihan Li	8334 Bletzer Rd	Dundalk MD 21222	Realtitrue@gmail.co
			WLI007@gmail.com

PLEASE PRINT CLEARLY

CASE NAME WELLMAN & GUANG II
CASE NUMBER 2018-121-SPHA
DATE JANUARY 4, 2018

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
PEOPLE'S COUNSEL FOR BALTIMORE COUNTY PETER ZIMMERMAN	105 W. CHESAPEAKE AVE.	TOWSON	

CASE NO. 2018-0121-SPHA

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
11/17	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	no comment
11/7	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
11/30	PLANNING (if not received, date e-mail sent _____)	Opposed
11/6	STATE HIGHWAY ADMINISTRATION	no Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. CB 17000397)

PRIOR ZONING (Case No. 2018-0010-SPH)

NEWSPAPER ADVERTISEMENT Date: 12/14/17

SIGN POSTING Date: 12/14/17 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

/JS 10-19-17

IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
(8334 Bletzer Road)		
15th Election District	*	OFFICE OF
7th Council District		
Wellhan & Guang Li	*	ADMINISTRATIVE HEARINGS
Legal Owners		
Petitioners	*	FOR BALTIMORE COUNTY
	*	**Case No. 2018-0010-SPH**

* * * * * * * *

OPINION AND ORDER

Petitioners Wellhan & Guang Li filed the above petition for special hearing, seeking to strike a restriction included in a prior zoning order (Case No.: 2005-0644-A). A public hearing was held on October 19, 2017; Petitioners attended the hearing as did Peter Zimmerman, People's Counsel, who objected to the request.

A lengthy discussion was held on the record, and Petitioners clarified that what they seek is approval for an accessory apartment under B.C.Z.R. §400.4. Mr. Zimmerman agreed his office would not object to the filing of a new petition containing that request, although he stressed that both his office and county review agencies would need to review the merits of the request.

THEREFORE, IT IS ORDERED this 20th day of **October, 2017** by this Administrative Law Judge, that the Petition for Special Hearing in the above case, be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED Petitioners are granted leave to file a new zoning petition seeking approval for an accessory apartment.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: **District** - 15 **Account Number** - 1519002070

Owner Information

Owner Name:	LI'S DEVELOPMENT 8334 LLC	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	501 E BALTIMORE ST BALTIMORE MD 21202-	**Deed Reference:**	/33377/ 00154

Location & Structure Information

Premises Address:	8334 BLETZER RD 0-0000 Waterfront	**Legal Description:**	8334 BLETZER RD NES BACK RIVER

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0104	0003	0128		0000				2018	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
2016	4,267 SF	1000 SF	19,304 SF	34

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	5 full/ 1 half	1 Detached	

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	148,300	148,300		
Improvements	678,500	678,500		
Total:	826,800	826,800	826,800	
Preferential Land:	0			

Transfer Information

Seller: GOLDFADE INVESTMENTS LLC	**Date:** 03/29/2013	**Price:** $290,000
Type: ARMS LENGTH VACANT	**Deed1:** /33377/ 00154	**Deed2:**
Seller: FADEM CRAIG	**Date:** 02/14/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /33186/ 00113	**Deed2:**
Seller: LASEK GREGORY C	**Date:** 03/23/2011	**Price:** $50,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /30643/ 00497	**Deed2:**

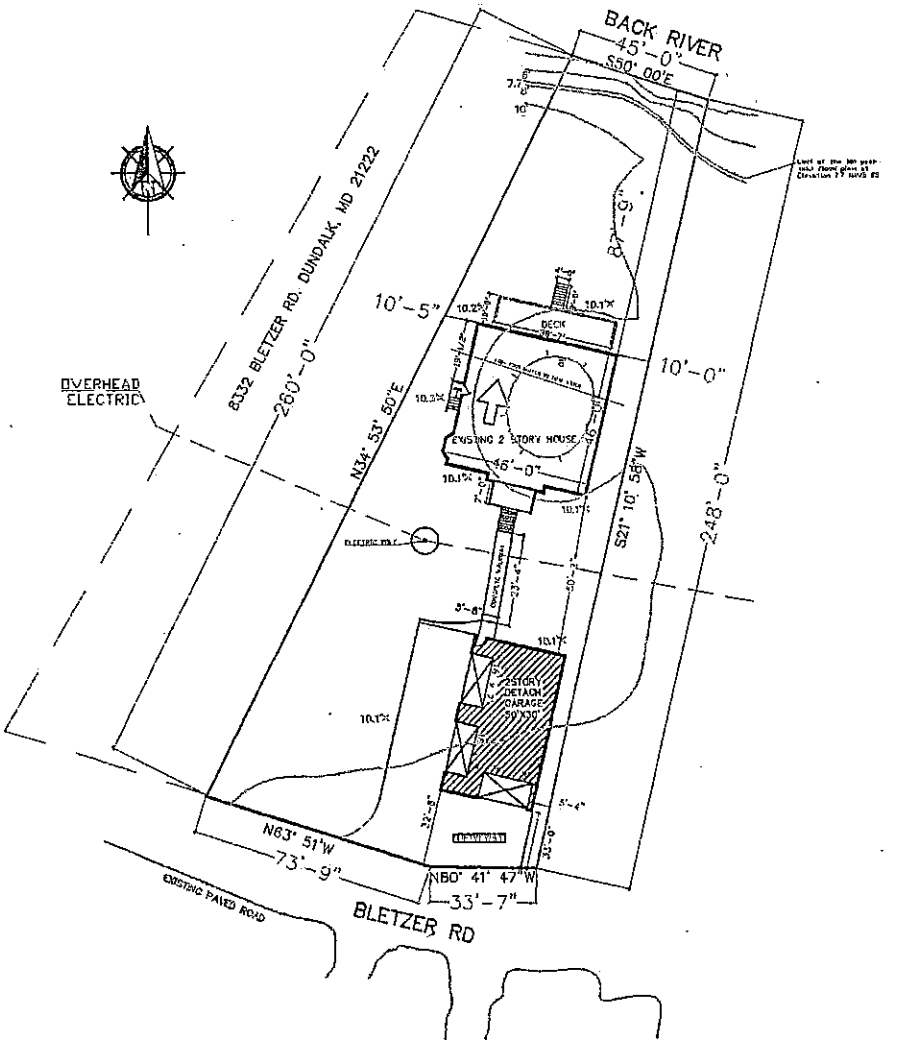
Exemption Information

Partial Exempt Assessments:	Class	07/01/2017	07/01/2018
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt:	**Special Tax Recapture:**
Exempt Class:	NONE

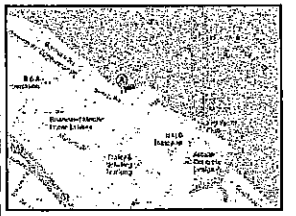
Homestead Application Information

ZONING HEARING PLAN FOR VARIANCE__ FOR SPECIAL HEARING X (MARK TYPE RQUESTED WITH X)
ADDRESS 8334 BLETZER RD OWNER(S)NAME(S) LI'S DEVELOPMENT 8334 LLC (GUANG JING LI)
SUBDIVISION NAME_____ LOT#____ BLOCK#____ SECTION# N/A
PLAT BOOK#____ FOLIO# 154 10 DIGIT TAX# 1519002070 DEED REF# 33377/00154 .



PLAN DRAWN BY WELLHAN LI DATE 10/22/2017 SCALE: 1INCH= 40 FEET

SITE VICINITY MAP



ZONING MAP # 000 .
SITE ZONED DR5.5(1048I) .
ELECTION DISTRICT 15TH .
COUNCIL DISTRICT 7TH .
LOT AREA ACREAGE 0.443 .
OR SQUARE FEET 19,304 .
HISTORIC ? NO .
IN CBCA ? YES .
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:
05-644-A .
VARIANCE GRANTED FOR 2 .
STORY DETACHED GARAGE .
VIOLATION CASE INFO:
CB1700397 .

AS BUILT CONDITION/SIZE OF ACCESSORY STRUCTURE

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

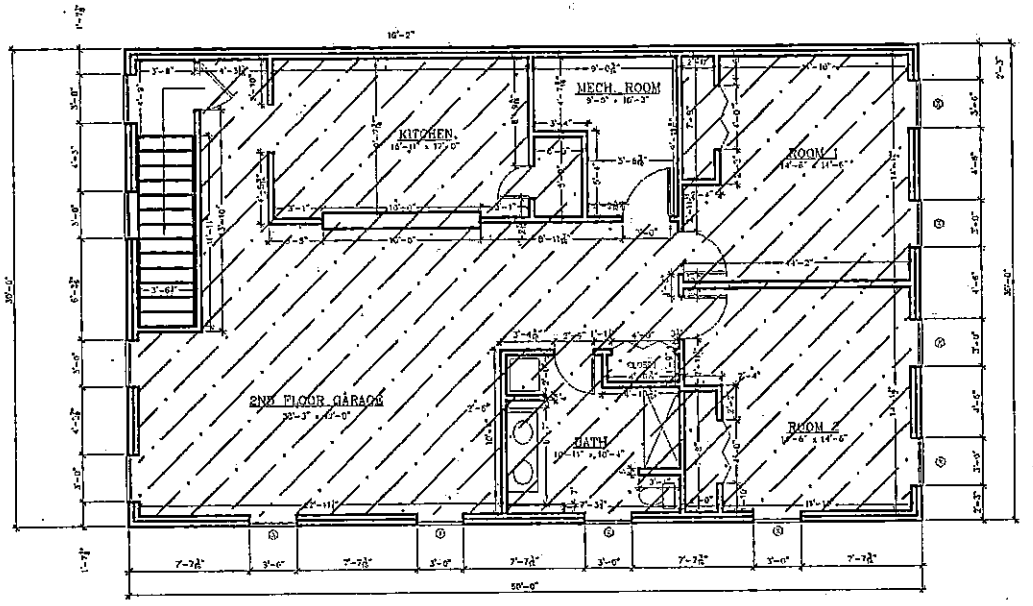
PROJECT ADDRESS

8334 BLETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/1
DRAWN	SHEET

Petitioner No. 1 2018-0121-SPHA



LIVING AREA: 1245 SQ-FT

SECOND FLOOR GARAGE
SCALE: 1" = 10'

NOTES:

1. NO SEPARATE UTILITY METERS FOR ACCESSORY APARTMENT.
2. SECTION 400.4 BCZR COMPLIANCE FOR EXISTING ACCESSORY APARTMENT AND CONFORMS WITH SECTION 502.1
3. OCCUPANTS / FAMILY RELATIONSHIP:
   -WELLHAN LI / SELF
   -GUANG J. LI / FATHER
   -OI H. WONG / MOTHER
   -WELLSHAN LI / TWIN BROTHER
   -WEN Y. LI / YOUNGER BROTHER
   -JING C. LI / GRANDFATHER
   -TSANG C. YUEN / GRANDMOTHER
4. ACCESSORY APARTMENT AS DEFINED IN THE PASSING OF BILL 49-11 IN SECTION 400.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

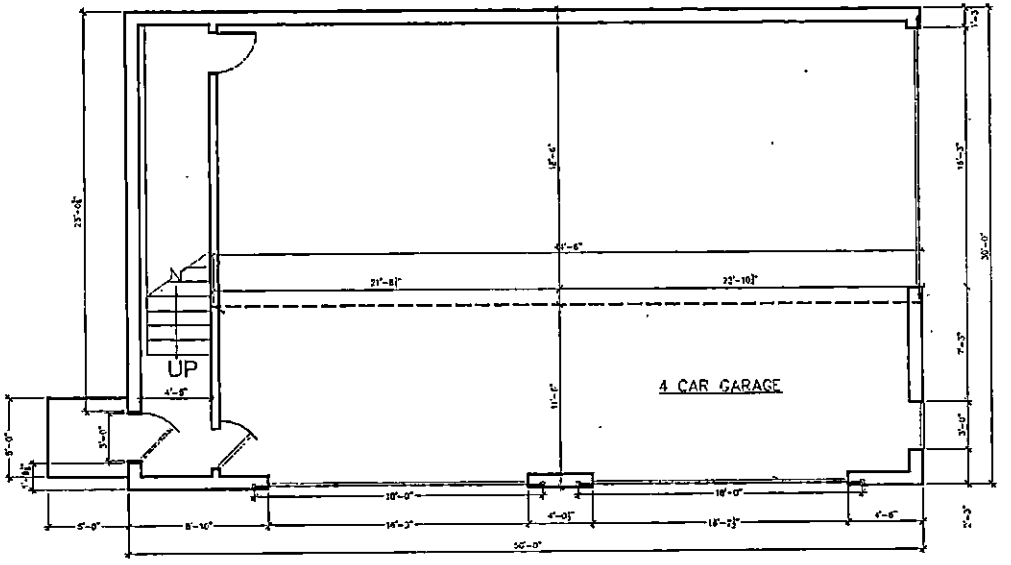
PROJECT ADDRESS

8334 DIETZEN RD
DUNDALK, MD 21222

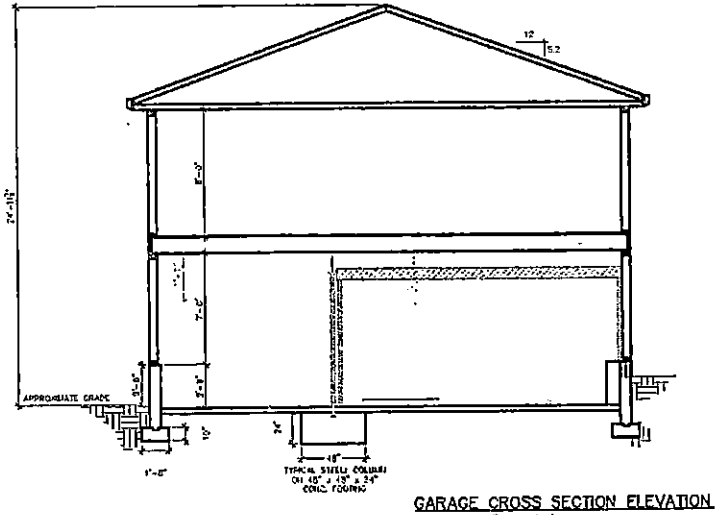
SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/1
DRAWN	SHEET

© COPYRIGHT 1999 ARCHITECTURAL RESOURCES, INC.



GARAGE FLOOR PLAN
SCALE: 1" = 10'



GARAGE CROSS SECTION ELEVATION
SCALE: 1" = 10'

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8834 HEETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/1
DRAWN	SHEET

© COPYRIGHT 1998 ARCHITECTURAL DESIGNS, INC.

House 46 x 46
Garage 30 x 50

- LLC Notes - must Δ w/in 90 dg
- 1500 SF in Lieu of 1200
-
- do not have separate ~~meth~~ meters

018- [redacted] 0121-
SPH

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTADNING (hereinafter referred to as "Declaration") is made on this 23rd day of October 2017, by and between Wellhan Li & Guang J. Li (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Special hearing request for an accessory apartment above the second story of the detached garage under section 400.4 of the Baltimore County Zoning Regulation with 1245 square feet in lieu of the 1200 square feet. Foot print of the structure will not change from the original Baltimore County approved plans.

The property being located at: 8334 Bletzer Rd. Dundalk, MD 21222 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit of hearing plans) attached hereto and made part hereof. The property is zoned DR5.5 which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for:

My father Mr. Guang J. Li, my mother Mrs. Oi H. Wong, my twin brother Mr. Wellshan Li, my younger brother Mr. Wen Y. Li, my grandfather Mr. Jing C. Li, and my grandmother Mrs. Tsang C. Yuen

The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single- family residence. No such improvements or additions shall ever be used as a

separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:

Rina H. Bentzen

Rina H. Bentzen

WEILHAN Li

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 14 day of Dec. 2017, before the Subscriber, a Notary Public of State of Maryland, personally appeared WELLMAN 4.

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires: 10/3/18

Notary Public

PIAMMETTA R. GREEN
Notary Public
State of Maryland
Montgomery County
My commission exp. October 3, 2018

The Declaration of Understanding for the Accessory Apartment at:

_____

Address of property

is approved: _____ _____

Arnold Jablon, Director-PAI Date

Rev. 11/08/11

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTADNING (hereinafter referred to as "Declaration") is made on this 23rd day of October 2017, by and between Wellhan Li & Guang J. Li (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Special hearing request for an accessory apartment above the second story of the detached garage under section 400.4 of the Baltimore County Zoning Regulation with 1245 square feet in lieu of the 1200 square feet. Foot print of the structure will not change from the original Baltimore County approved plans.

The property being located at: 8334 Bletzer Rd. Dundalk, MD 21222 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit of hearing plans) attached hereto and made part hereof. The property is zoned DR5.5 which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for:

My father Mr. Guang J. Li, my mother Mrs. Oi H. Wong, my twin brother Mr. Wellshan Li, my younger brother Mr. Wen Y. Li, my grandfather Mr. Jing C. Li, and my grandmother Mrs. Tsang C. Yuen

The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single- family residence. No such improvements or additions shall ever be used as a

2018-0121-SPHA

separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

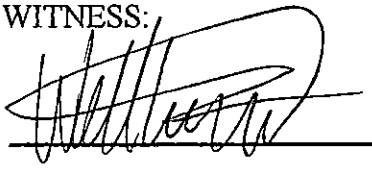
C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

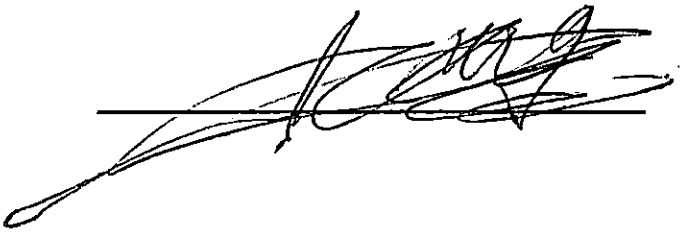
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:





_____ _____

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 23 day of Oct 2017, before the Subscriber, a Notary Public of State of Maryland, personally appeared Weihan Li.

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

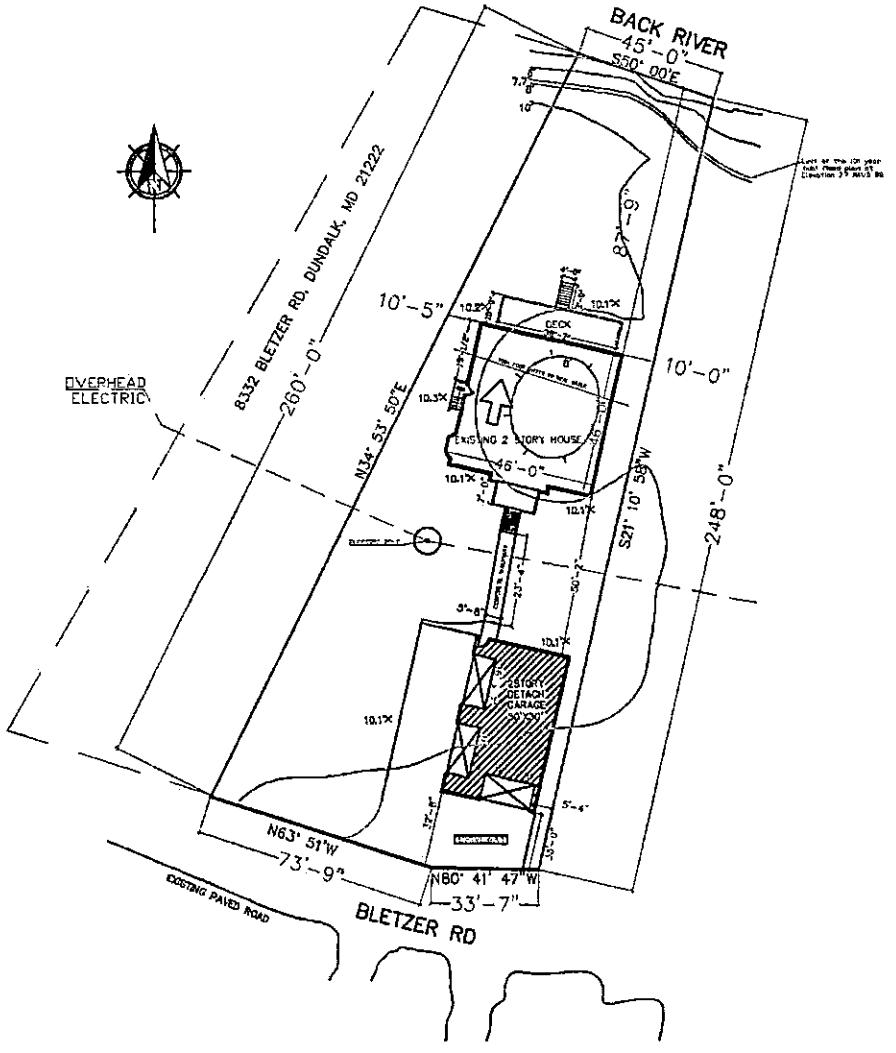
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

Notary Public

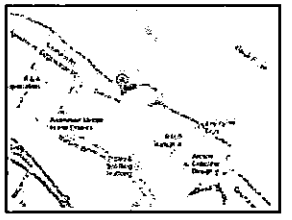
SAMSON E. FRIDRICH
Notary Public
Baltimore County
Maryland
My Commission Expires 01-03-2020

ZONING HEARING PLAN FOR VARIANCE ___ FOR SPECIAL HEARING X (MARK TYPE RQUESTED WITH X)
ADDRESS 8334 BLETZER RD OWNER(S)NAME(S) LI'S DEVELOPMENT 8334 LLC (GUANG JING LI)
SUBDIVISION NAME _____ LOT# ____ BLOCK# ____ SECTION# N/A
PLAT BOOK# ____ FOLIO# 154 10 DIGIT TAX# 1519002070 DEED REF# 33377/00154 .



PLAN DRAWN BY WELLHAN LI DATE 10/22/2017 SCALE: 1INCH= 40 FEET

SITE VICINITY MAP



ZONING MAP # 000 .
SITE ZONED DR5.5(104B1) .
ELECTION DISTRICT 15TH .
COUNCIL DISTRICT 7TH .
LOT AREA ACREAGE 0.443 .
OR SQUARE FEET 19,304 .
HISTORIC ? NO .
IN CBCA ? YES .
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:
05-644-A
VARIANCE GRANTED FOR 2 STORY DETACHED GARAGE .
VIOLATION CASE INFO:
CB1700397 .

▨ AS BUILT CONDITION/SIZE OF ACCESSORY STRUCTURE

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

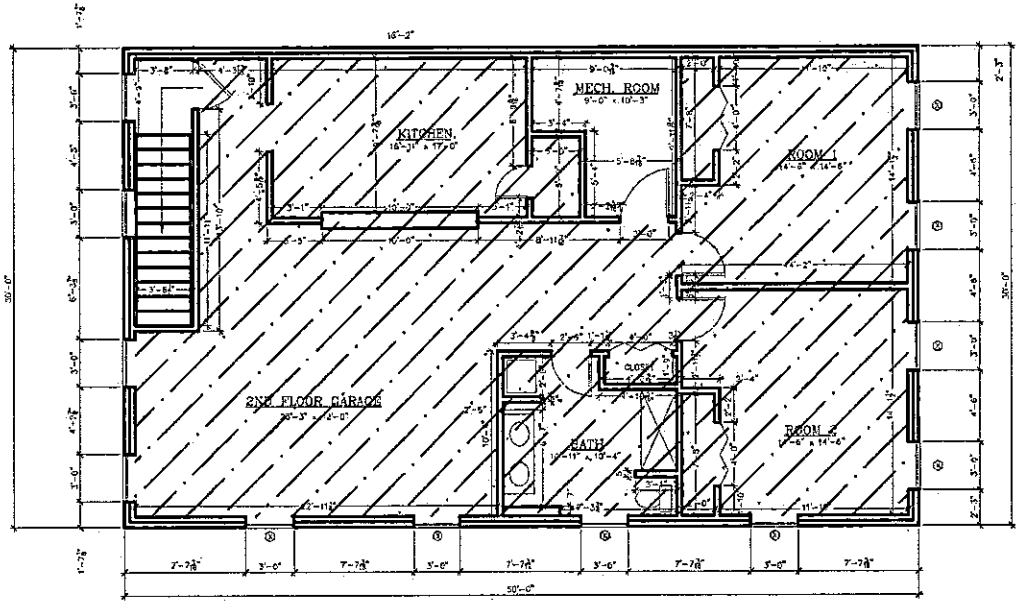
PROJECT ADDRESS

8334 BLETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

© COPYRIGHT 2006 ARCHITECTURAL DESIGNS, INC.



LIVING AREA: 1245 SQ-FT

SECOND FLOOR GARAGE
SCALE: 1" = 10'

NOTES:

1. NO SEPARATE UTILITY METERS FOR ACCESSORY APARTMENT.
2. SECTION 400.4 BCZR COMPLIANCE FOR EXISTING ACCESSORY APARTMENT AND CONFORMS WITH SECTION 502.1
3. OCCUPANTS / FAMILY RELATIONSHIP:
   -WELLHAN LI / SELF
   -GUANG J. LI / FATHER
   -OI H. WONG / MOTHER
   -WELLSHAN LI / TWIN BROTHER
   -WEN Y. LI / YOUNGER BROTHER
   -JING C. LI / GRANDFATHER
   -TSANG C. YUEN / GRANDMOTHER
4. ACCESSORY APARTMENT AS DEFINED IN THE PASSING OF BILL 49-11 IN SECTION 400.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

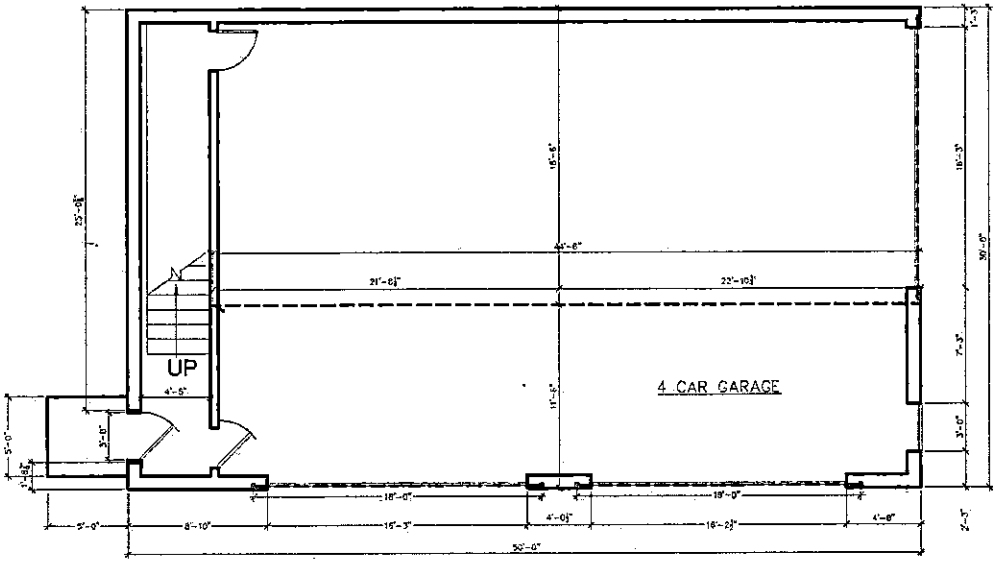
PROJECT ADDRESS

6334 FLETZER RD
DUNDALK, MD 21222

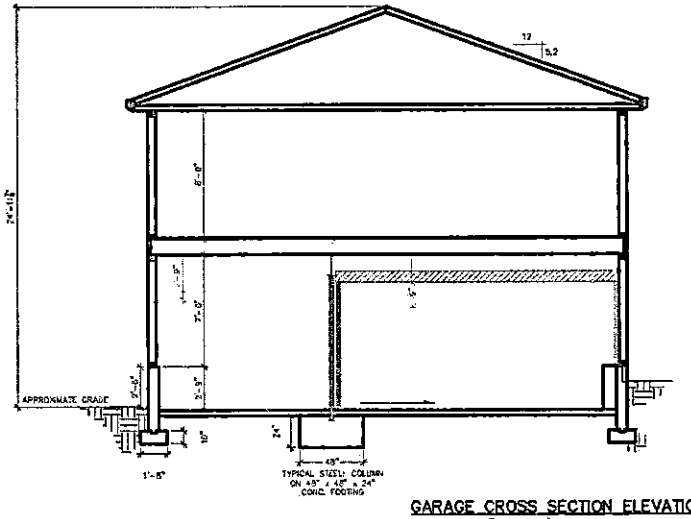
SQUARE FOOTAGE	

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

© COPYRIGHT 2008 ARCHITECTURAL DESIGNERS, INC.



GARAGE FLOOR PLAN
SCALE: 1" = 10'



GARAGE CROSS SECTION ELEVATION
SCALE: 1" = 10'

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8334 ELETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

© COPYRIGHT 2006 ARCHITECTURAL DESIGNS, INC.

The Declaration of Understanding for the Accessory Apartment at:

8334 BLETZER RD DUNDALK MD 21222

Address of property

is approved: _____ _____

Arnold Jablon, Director-PAI Date

Rev. 11/08/11

IN RE: **PETITION FOR VARIANCE**
N/S Bletzer Road, 825' E of the c/l
Glenhurst Road
(8334 Bletzer Road)
15th Election District
7th Council District

Mario J. Teresi, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-644-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, Mario J. Teresi, Sr. The Petitioner seeks relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (ZCPM) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing were David Billingsley and Bob Infussi, the consultants who prepared the site plan for this property and assisted the Petitioner in the application process. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped waterfront parcel located adjacent to Back River and the north side of Bletzer Road, just west of its intersection with Glenhurst Road in North Point. The property contains a gross area of 0.443 acres, more or less, zoned D.R.5.5, and is improved with a small dwelling that has apparently existed on the site since 1950. The Petitioner has owned the property since March 2002 and is desirous of conveying the parcel to his son, who intends to raze the existing structure and construct a new single family dwelling and detached garage thereon. As shown on the site plan, the proposed dwelling will be constructed in essentially the same location as the existing structure and setback a distance from the

water consistent with other houses on the adjacent lots. The new dwelling will meet all side and rear setback requirements. At issue is the proposed garage, which will be located in the rear corner of the property adjacent to an existing driveway and approximately 12 feet from Bletzer Road. In addition, the Petitioner proposes a height of 25 feet for the proposed building to provide sufficient boat/ trailer/vehicle storage space and additional storage space in a loft area above. Testimony and evidence demonstrated that there are other garages in the immediate vicinity that have been constructed with similar distances from the road and with similar heights. In fact, testimony revealed that the Petitioner resides at 8330 Bletzer Road and obtained similar variance relief for his property under prior Case No. 05-430-A.

Variance relief is requested as set forth above given the unique configuration of the lot and the site constraints associated therewith. In this regard, the subject property is considered a "double frontage lot" in that its width along the road is approximately 107 feet and the average width along the road frontage for other lots in this community is 50 feet. Section 400.1.d.2 of the Zoning Commissioner's Policy Manual requires that accessory structures on Double Frontage Lots not be any closer to the street as the principal building. Thus, relief is requested to allow the garage to be constructed where proposed. It was indicated that the garage could not be attached to the house due to the existence of overhead power lines that run through the center of the property. Moreover, to require its location further into the rear yard space would be inconsistent with the pattern of development in the neighborhood and reduce the usable space in the rear yard.

After due consideration of all of the testimony and evidence presented, I find that the Petitioner has met the requirements of Section 307 for relief to be granted. There were no adverse comments from any County reviewing agency and the neighbors apparently support the proposal. In this regard, it was indicated that the Petitioner has discussed the proposal with the immediately adjacent neighbors who have no objections. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, given the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas

regulations and Federal Flood Insurance requirements as set forth in the comments attached hereto and made a part hereof.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Compliance with Chesapeake Bay Critical Areas regulations and all other appropriate environmental requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by DEPRM and the Development Plans Review division of DPDM, dated June 28, 2005, copies of which have been attached hereto and made a part hereof.

3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: June 28, 2005

RECEIVED
JUN 28 2005
ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-644
Address 8334 Bletzer Road

Zoning Advisory Committee Meeting of June 20, 2005

____ 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:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Glenn Shaffer Date: June 28, 2005

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June ~~27~~, 2005
Item No. 644

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 10.4.

In conformance with *Federal Flood insurance* Requirements, the first floor or basement floor must be at least 1-foot above the flood plain elevation in all construction.

The property to be developed is located to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including *basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 644-06282005doc

10-20-17

IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
(8334 Bletzer Road)		
15th Election District	*	OFFICE OF
7th Council District		
Wellhan & Guang Li	*	ADMINISTRATIVE HEARINGS
Legal Owners		
Petitioners	*	FOR BALTIMORE COUNTY
	*	**Case No. 2018-0010-SPH**

* * * * * * * *

OPINION AND ORDER

Petitioners Wellhan & Guang Li filed the above petition for special hearing, seeking to strike a restriction included in a prior zoning order (Case No.: 2005-0644-A). A public hearing was held on October 19, 2017; Petitioners attended the hearing as did Peter Zimmerman, People's Counsel, who objected to the request.

A lengthy discussion was held on the record, and Petitioners clarified that what they seek is approval for an accessory apartment under B.C.Z.R. §400.4. Mr. Zimmerman agreed his office would not object to the filing of a new petition containing that request, although he stressed that both his office and county review agencies would need to review the merits of the request.

THEREFORE, IT IS ORDERED this 20th day of **October, 2017** by this Administrative Law Judge, that the Petition for Special Hearing in the above case, be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED Petitioners are granted leave to file a new zoning petition seeking approval for an accessory apartment.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

IN RE: **PETITION FOR VARIANCE**
N/S Bletzer Road, 825' E of the c/l
Glenhurst Road
(8334 Bletzer Road)
15th Election District
7th Council District

Mario J. Teresi, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-644-A
*

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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Date 8/11/05
By

water consistent with other houses on the adjacent lots. The new dwelling will meet all side and rear setback requirements. At issue is the proposed garage, which will be located in the rear corner of the property adjacent to an existing driveway and approximately 12 feet from Bletzer Road. In addition, the Petitioner proposes a height of 25 feet for the proposed building to provide sufficient boat/ trailer/vehicle storage space and additional storage space in a loft area above. Testimony and evidence demonstrated that there are other garages in the immediate vicinity that have been constructed with similar distances from the road and with similar heights. In fact, testimony revealed that the Petitioner resides at 8330 Bletzer Road and obtained similar variance relief for his property under prior Case No. 05-430-A.

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After due consideration of all of the testimony and evidence presented, I find that the Petitioner has met the requirements of Section 307 for relief to be granted. There were no adverse comments from any County reviewing agency and the neighbors apparently support the proposal. In this regard, it was indicated that the Petitioner has discussed the proposal with the immediately adjacent neighbors who have no objections. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, given the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas

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Date 7/11/13
By

regulations and Federal Flood Insurance requirements as set forth in the comments attached hereto and made a part hereof.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 400.1.d.(2) of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an accessory structure (detached garage) with a street setback of 12 feet in lieu of the required 25 feet, and with a height of 25 feet in lieu of the maximum allowed 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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3) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8/11/05
By

WJW:bjs

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

August 11, 2005

Mr. Mario J. Teresi, Sr.
8330 Bletzer Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S Bletzer Road, 825' E of the c/l Glenhurst Road
(8334 Bletzer Road)
15th Election District – 7th Council District
Mario J. Teresi, Sr. - Petitioners
Case No. 05-644-A

Dear Mr. Teresi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, 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:bjs

cc: Mr. Robert Infussi
P.O. Box 1043-7043, Bel Air, Md. 21014
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning;
People's Counsel; Case File

Printed on Recycled Paper

Petition for Variance

BCA

to the Zoning Commissioner of Baltimore County

for the property located at 8334 BLETZER ROAD

which is presently zoned DR 5.5

BCZR, 400.1, 1 (2), POLICY MANUAL AND 1B02.3.C.1, BCZR DLNB

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)

400.3, 1B02.3.C.1 AMD TO ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) WITH A HEIGHT OF 25 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET AND A STREET SETBACK OF 12' IN LIEU OF 25 FT, DLNB

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

OWNER WISHES TO UTILIZE A LOFT AREA FOR STORAGE

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):

MARIO J. TERESI, SR.
Name - Type or Print

Signature

Name - Type or Print

Signature

8330 BLETZER ROAD
Address Telephone No.

BALTO MD. 21222
City State Zip Code

Representative to be Contacted:

ROBERT INFUSSI
Name

P.O. BOX 1043-7043 (410) 812-2236
Address Telephone No.

BEL AIR MD. 21014
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING JL

UNAVAILABLE FOR HEARING

Reviewed By JL Date 6/03/05

Case No. 05-644-A

ORDER RECEIVED FOR FILING

Date

By

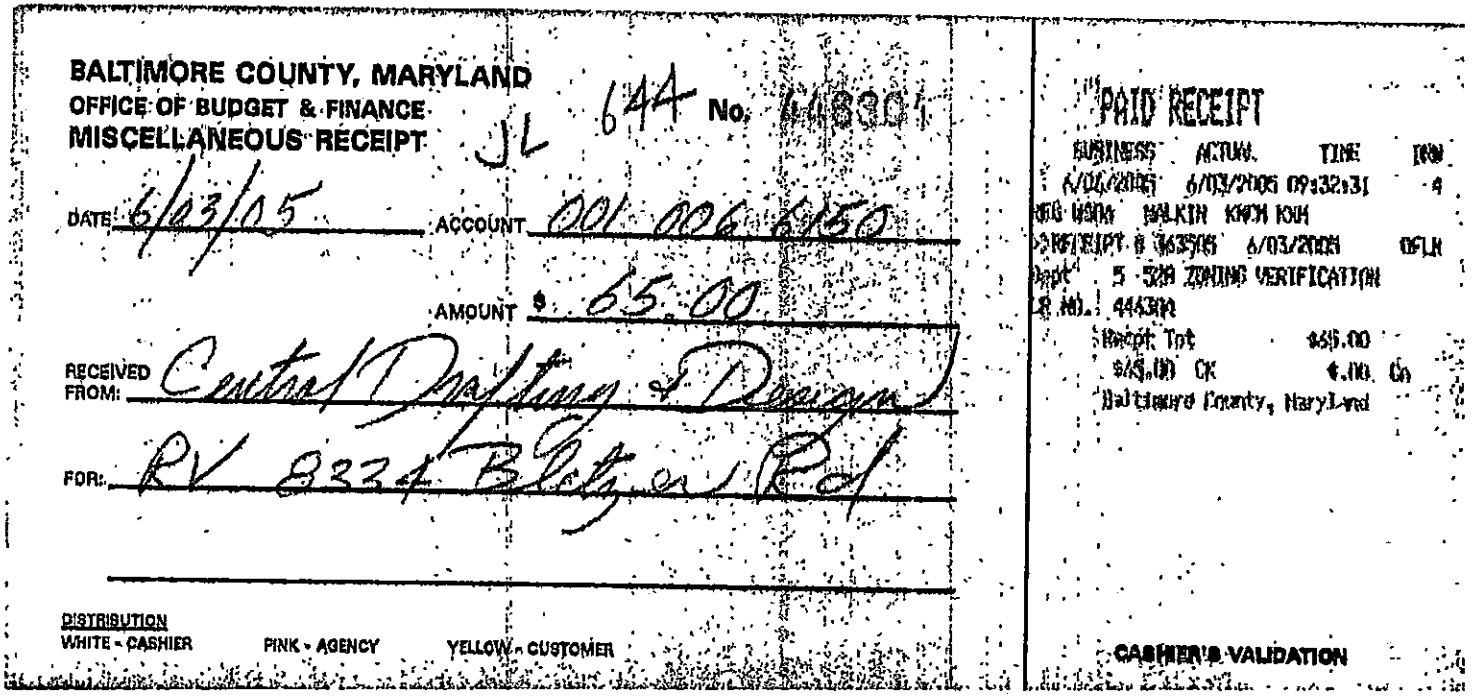
DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE

8334 BLETZER ROAD

Beginning for the same at a point on the north side of Bletzer Road (40 feet wide) said point being distant southeasterly 825 feet from it's intersection with the centerline of Glenhurst Road (40 feet wide) thence (1) N 34°53' 50"E 267 feet, more or less, thence (2) S 50°00' E 43 feet, more or less, thence (3) S 21°10'58"W 245 feet, more or less, thence (4) S 80°41' 47"W 33.6 feet, more or less, thence (5) N 63°51'W 73.7 feet, more or less to the place of beginning. Containing 19,300 square feet or 0.443 acre of land, more or less.

Being known as 8334 Bletzer Road. Located in the 15th Election District, 7th Councilmanic District.

6AA



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 644 No. 444304

DATE: 6/03/05

ACCOUNT: 001 006 6150

AMOUNT: $ 65.00

RECEIVED FROM: Central Drafting & Design

FOR: RV 8324 Belfast Rd

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
6/03/2005 6/03/2005 09:32:31
ACCT NUM WALKIN KIOSK
REFERENCE # 663506 6/03/2005
Dept 5 329 ZONING VERIFICATION
Rec No. 444304
Receipt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: 405-644-A
8334 Bletzer Road
N/side of Bletzer Road, 825 feet s/east of Glenhurst Road
15th Election District
7th Councilmanic District
Legal Owner(s): Mario J. Tenet, Sr.
Variance: to allow an accessory structure (detached garage) with a height of 25 feet in lieu of the maximum permitted 15 feet and a street setback of 12 feet in lieu of 25 feet.
Hearing: Tuesday, August 2, 2005 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/7/681 July 19 59323

CERTIFICATE OF PUBLICATION

7/20/, 2005

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 7/19/ 2005.

- [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: 05-644-A

Petitioner/Developer: MARIO J. TELESI SR.

Date Of Hearing/Closing: 8/2/05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West 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 8334 BLETZER ROAD

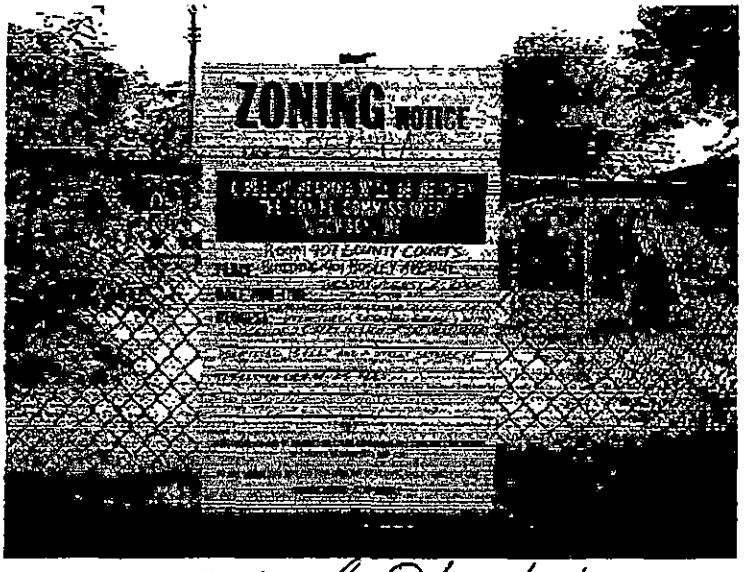
This sign(s) were posted on July 18, 2005.
(Month, Day, Year)

Sincerely,

Martin Ogle 7/18/05
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000355 (576x432x24b jpeg)



Walter Ogle 7/18/05

Department of Permits
Development Management

Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

June 16, 2005

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: 05-644-A
8334 Bletzer Road
N/side of Bletzer Road, 825 feet s/east of Glenhurst Road
15th Election District – 7th Councilmanic District
Legal Owner: Mario J. Teresi, Sr.

Variance to allow an accessory structure (detached garage) with a height of 25 feet in lieu of the maximum permitted 15 feet and a street setback of 12 feet in lieu of 25 feet.

Hearing: Tuesday, August 2, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mario Teresi, Sr., 8330 Bletzer Road, Baltimore 21222
Robert Infussi, P.O. Box 1043-7043, Belair 21014

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 18, 2005.**
(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.

Printed on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 19, 2005 Issue - Jeffersonian

Please forward billing to:
Mario J. Teresi, Sr. 410-812-2236
8330 Bletzer Road
Baltimore, MD 21222

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: 05-644-A
8334 Bletzer Road
N/side of Bletzer Road, 825 feet s/east of Glenhurst Road
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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.

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 05 644 A

Petitioner: MARIO J. TERESI, SR.

Address or Location: 8334 BLETZER ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: MARIO J. TERESI, SR.

Address: 8330 BLETZER ROAD
BALTO, MD 21222

Telephone Number: (410) 812-2236

MAP 104B1 644

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T Smith, Jr, County Executive
Timothy M. Kotroco, Director

July 25, 2005

Mario J. Teresi, Sr.
8330 Bletzer Road
Baltimore, Maryland 21222

Dear Mr. Teresi:

RE: Case Number: 05-644-A, 8334 Bletzer Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 3, 2005.

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: clb

Enclosures

c: People's Counsel
Robert Infussi P.O. Box 1043-7043 Belair 21014

Printed on Recycled Paper

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.
633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657,
658,659,660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 644

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The flood protection elevation for this site is 10.4.

In conformance with *Federal Flood insurance* Requirements, the first floor or basement floor must be at least 1-foot above the flood plain elevation in all construction.

The property to be developed is located to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (including *basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of B.O.C.A. International Building Code adopted by the county.

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 644-06282005doc

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: June 28, 2005

RECEIVED
JUN 28 2005
ZONING COMMISSIONER

SUBJECT: Zoning Item # 05-644
Address 8334 Bletzer Road

Zoning Advisory Committee Meeting of June 20, 2005

_____ 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:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Glenn Shaffer Date: June 28, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2005

RECEIVED

JUN 2 4 2005

ZONING COMMISSIONER

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

SUBJECT: **5-644 –Variance**

The Office of Planning does not oppose the petitioner's request to permit an accessory structure with a height of 25 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

The Office of Planning also does not oppose the petitioner's request to permit an accessory structure setback of 12 feet in lieu of the minimum required 25 feet from Bletzer Road.

For further information concerning the matters stated herein, please contact Amy Mantay at 410-887-3480.

Prepared by: Curtis Murray

Section Chief: Jeffrey W Long

AFK/LL: CM

W:\DEVREVIZAC\5-644.doc

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA State Highway Administration — Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 6.20.05

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

RE: Baltimore County
Item No. 644 JLL

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE:	PETITION FOR VARIANCE 8334 Bletzer Road; N/side Bletzer Road, 825' SE Glenhurst Road 15th Election & 7th Councilmanic Districts Legal Owner(s): Mario J Teresi, Sr. Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-644-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 and all 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 16th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, Robert Infussi, P.O. Box 1043-7043, Bel Air, MD 21014, Representative for Petitioner(s).

RECEIVED
JUN 16 2005
Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District** - 15 **Account Number** - 1519002070

Owner Information

Owner Name:	TERESI MARIO J,SR TERESI MERLE Y	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	8334 BLETZER RD BALTIMORE MD 21222-2829	**Deed Reference:**	1) /16251/ 628 2)

Location & Structure Information

Premises Address
8334 BLETZER RD

Legal Description
LT NES BLETZER RD
8334 BLETZER RD
BACK RIVER

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No: Plat Ref:
104	3	128						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1950	884 SF	19,304.00 SF	34

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	74,570	88,570		
Improvements:	10	10		
Total:	74,580	88,580	83,912	88,580
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SAKOWSKI STELLA L	**Date:**	03/27/2002	**Price:**	$159,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/16251/ 628	**Deed2:**	
Seller:	SAKOWSKI JULIUS M	**Date:**	11/16/2001	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/15764/ 1	**Deed2:**	
Seller:	SAKOWSKI JULIUS M	**Date:**	02/17/1970	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 5073/ 20	**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

PLEASE PRINT CLEARLY

CASE NAME 8334 BLETTNER ROAD
CASE NUMBER 05-644-A
DATE 8/2/05

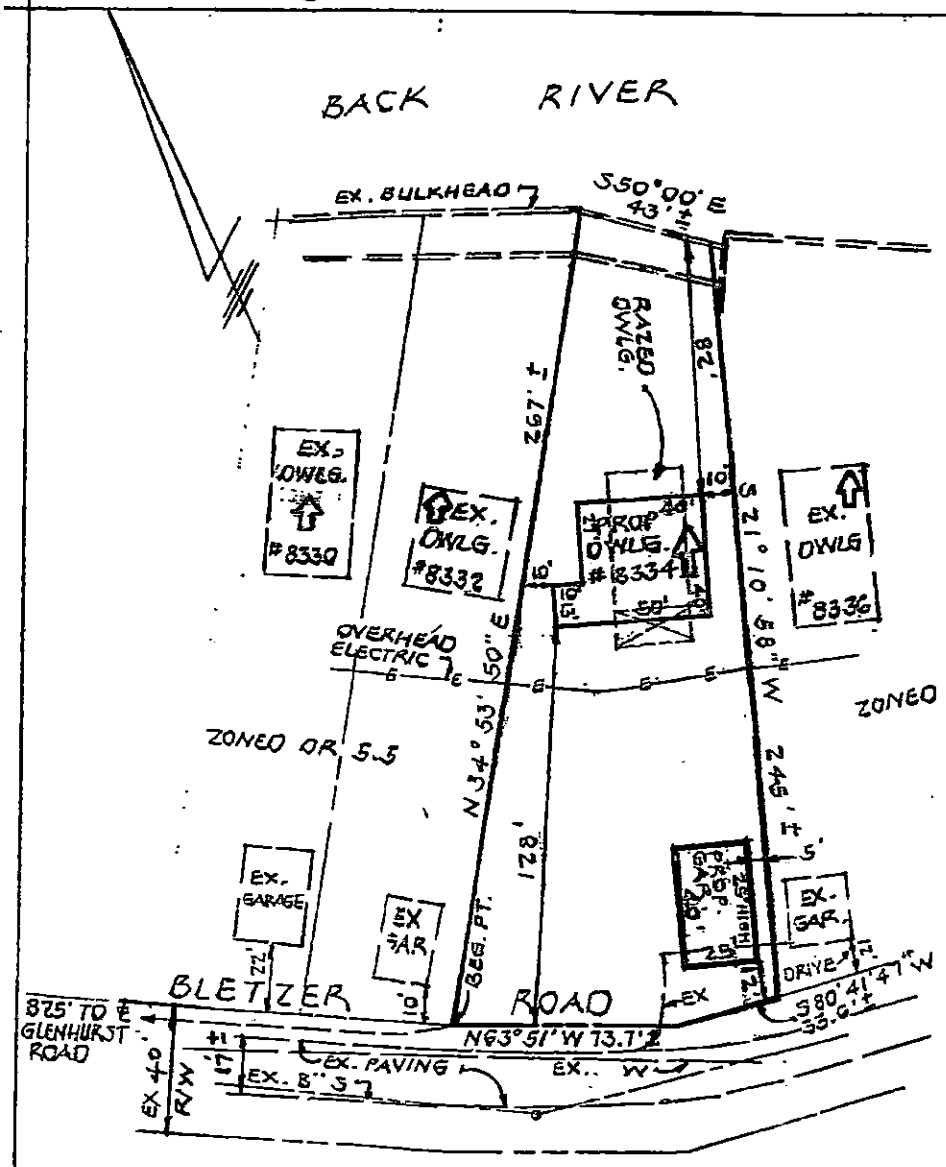
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DAVID BILLINGSLEY	601 CHARWOOD CT.	EDGEWOOD MD 21040	
Bob INFUSSI	P.O. Box 1043	Bel Air, MD 21014	

Case No.: 05-644-A 8334 Bletzer Rd.

Exhibit Sheet

	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		

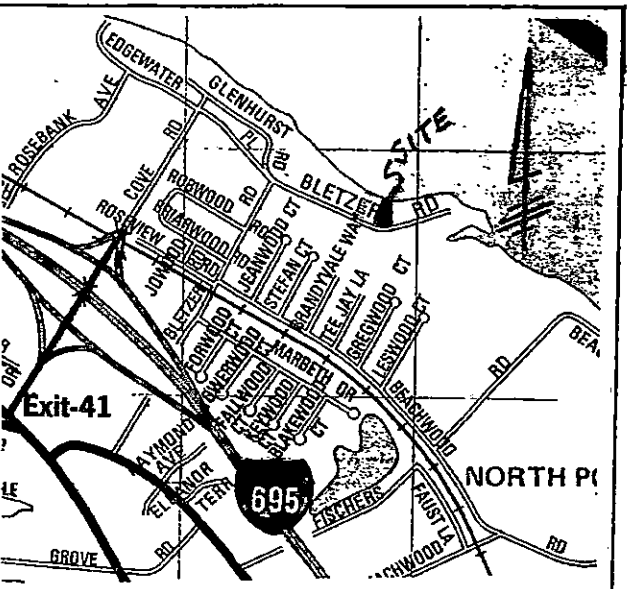


CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

OWNER

MARIO J. TERESI, SR.
8330 BLETZER ROAD
BALTIMORE, MD 21222
ACCT. NO. 1519002070

64A



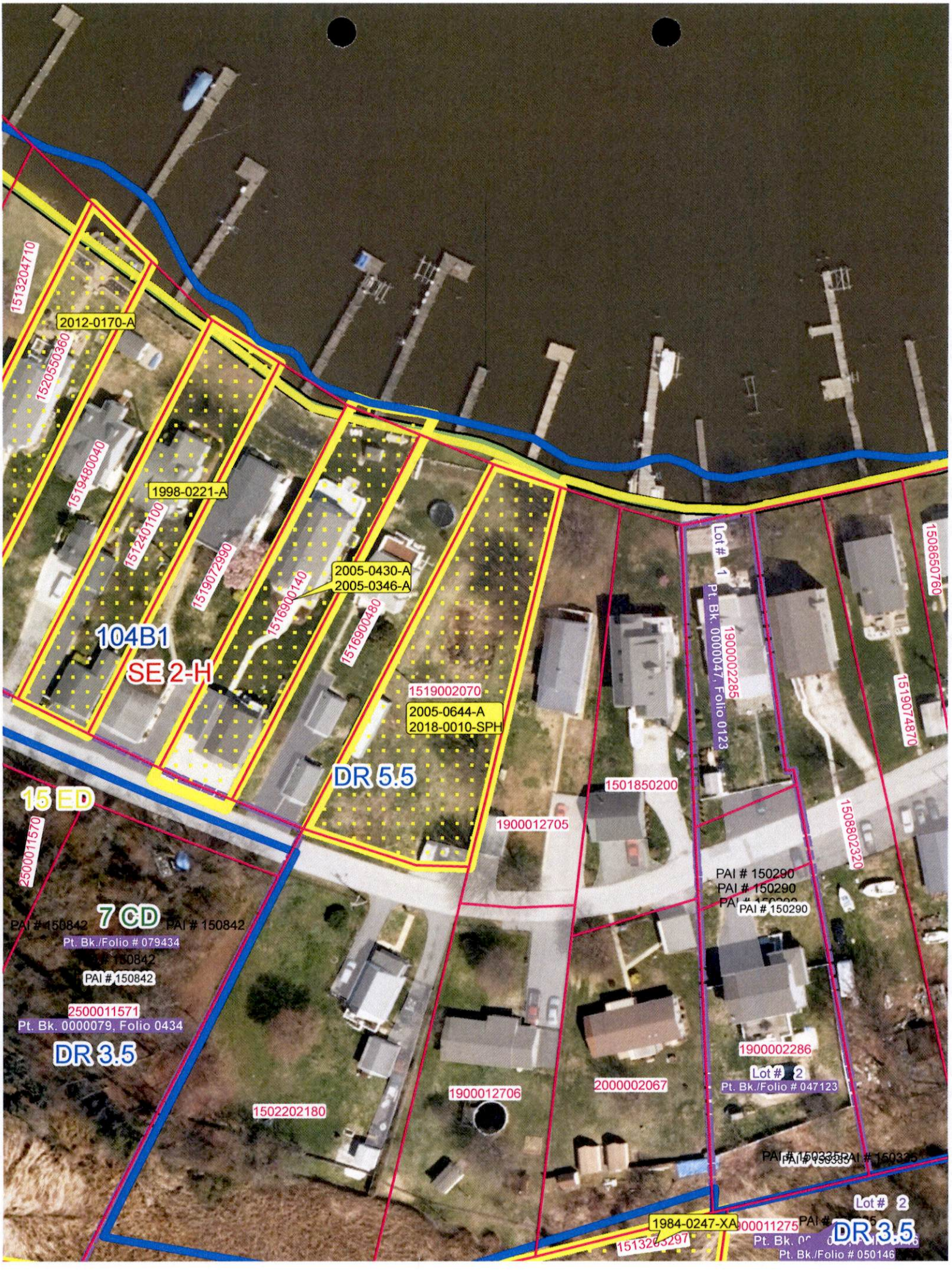
LOCATION PLAN
SCALE: 1" = 1000'

NOTES

1. ZONING....DR 5.5 (1981)
2. LOT AREA.....19,300 S.F = 0.443 ACRE=+/-
3. NO PREVIOUS ZONING HISTORY
4. NO HISTORIC BUILDINGS, UNDERGROUND STORAGE TANKS OR ARCHEOLOGICAL SITES EXIST
5. SITE IS LOCATED IN CBCA
6. SITE IS NOT LOCATED IN 100 YEAR FLOODPLAIN

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY VARIANCE PETITION
8334 BLETZER ROAD
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40' JUNE 1, 2005


1513204710
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1512401100
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2005-0430-A
2005-0346-A
1516900140
1516900480
104B1
SE 2-H
1519002070
2005-0644-A
2018-0010-SPH
DR 5.5
15 ED
2500011570
1501850200
1900012705
Lot # 1
Pt. Bk. 0000047, Folio 0123
1900002285
1508650760
1519074870
1508802320
PAI # 150290
PAI # 150290
PAI # 150290
7 CD
PAI # 150842
PAI # 150842
Pt. Bk./Folio # 079434
PAI # 150842
PAI # 150842
2500011571
Pt. Bk. 0000079, Folio 0434
DR 3.5
1900002286
Lot # 2
Pt. Bk./Folio # 047123
2000002067
1900012706
1502202180
PAI # 150325
PAI # 150325
Lot # 2
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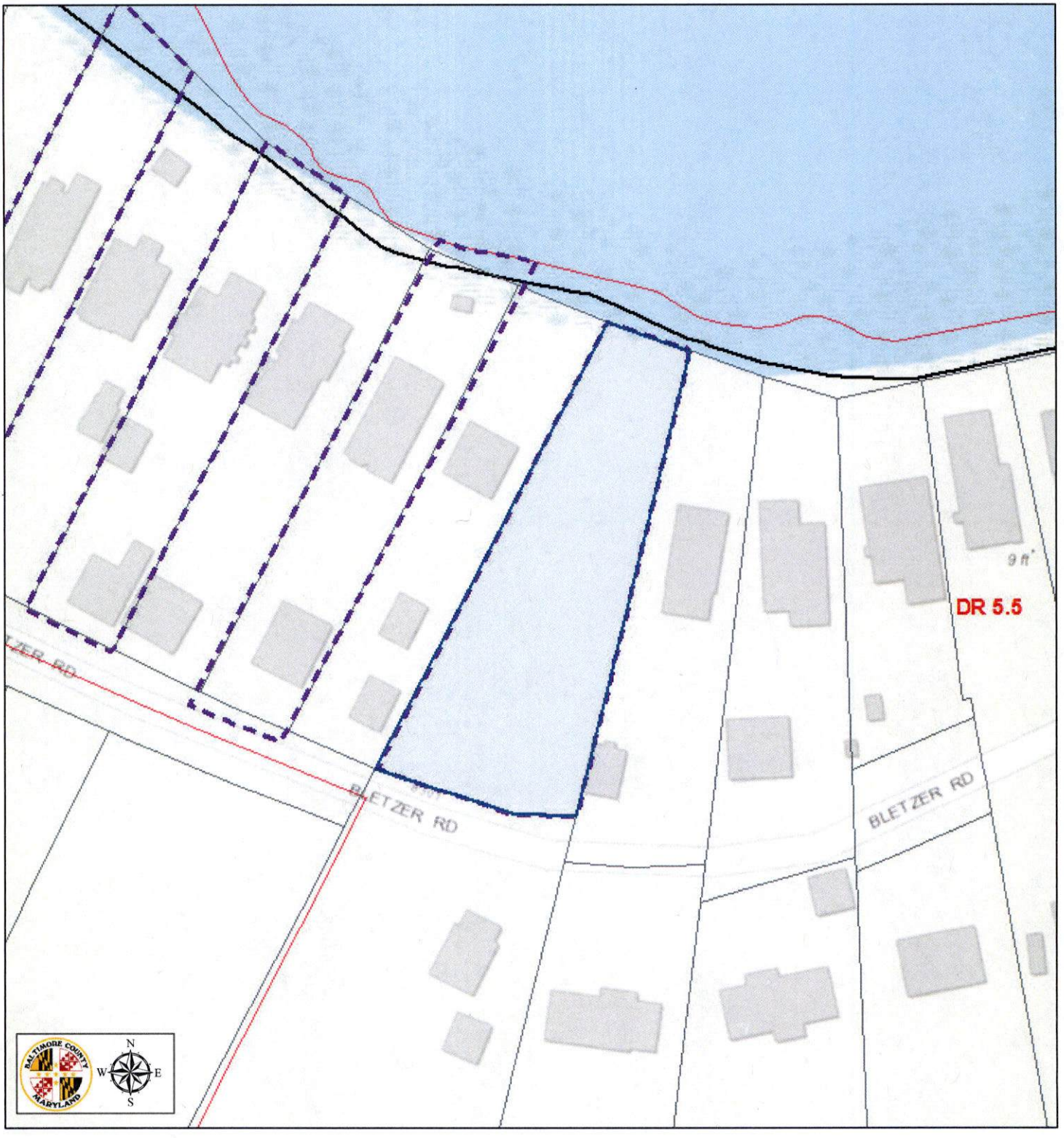
1513265297
DR 3.5
Pt. Bk./Folio # 050146

Baltim e County - My Neighbo od



July 20, 2017

0 0.0095 Miles

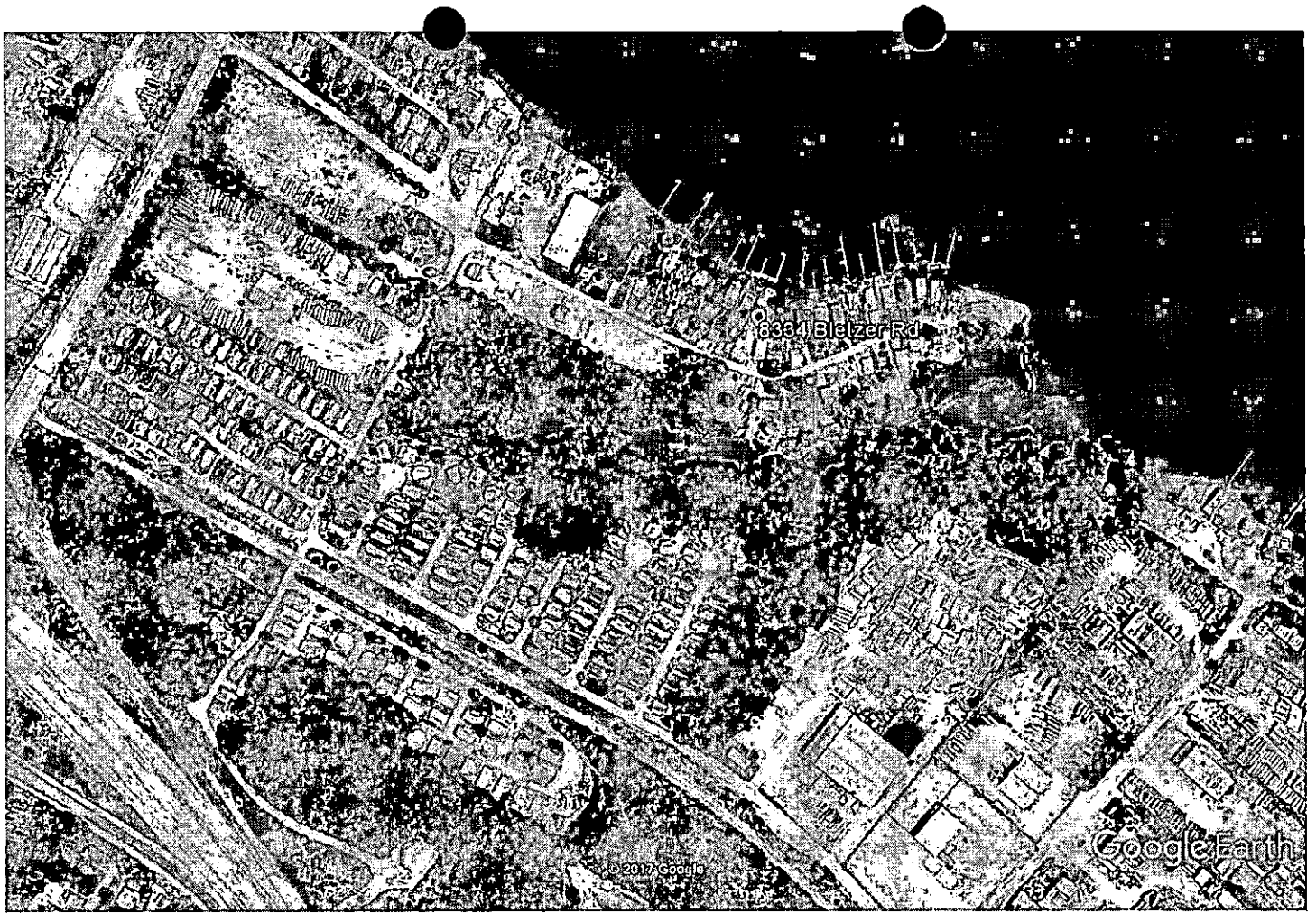
1 inch = 94 feet

Legend

- Zoning History Cases
- Property
- Zoning
- County Boundary

Baltimore County GIS - Web Application

Baltimore County, VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA, USDA |



Google Earth

feet 1000
meters 500

Baltimore County - My Neighborhood

August 17, 2017

0 0.0065 Miles
1 inch = 94 feet

Legend

Zoning History Cases

Zoning

Property

County Boundary

Baltimore County GIS - Web Application
Commonwealth of Virginia, Microsoft |

Baltim e County - My Neighbo ood

August 17, 2017

0 0.0095 Miles

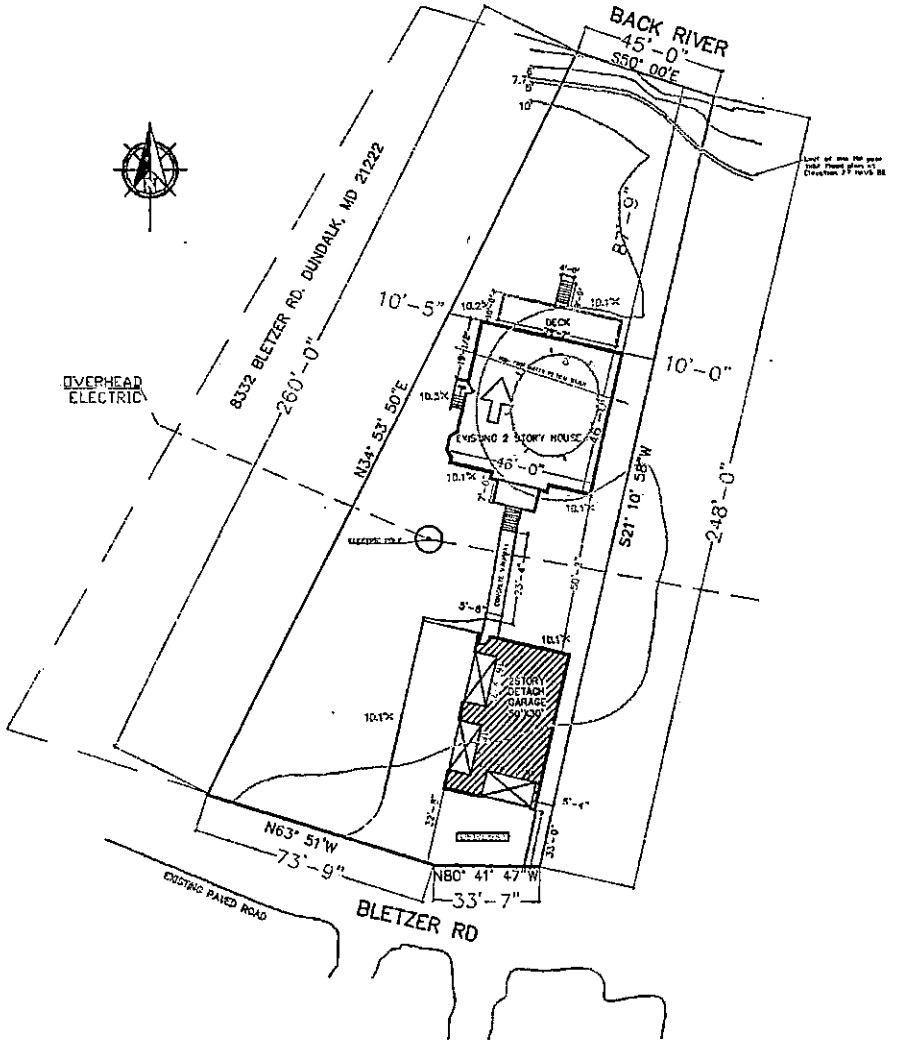
1 inch = 94 feet

Legend

- Zoning History Cases
- Zoning
- Property
- County Boundary

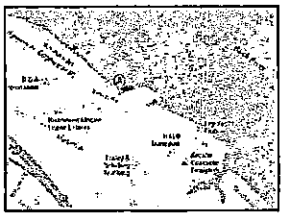
Baltimore County GIS - Web Application
Commonwealth of Virginia, Microsoft |

ZONING HEARING PLAN FOR VARIANCE ___ FOR SPECIAL HEARING X (MARK TYPE RQUESTED WITH X)
ADDRESS 8334 BLETZER RD OWNER(S)NAME(S) LI'S DEVELOPMENT 8334 LLC (GUANG JING LI)
SUBDIVISION NAME _____ LOT# ____ BLOCK# ____ SECTION# N/A
PLAT BOOK# ____ FOLIO# 154 10 DIGIT TAX# 1519002070 DEED REF# 33377/00154 .



PLAN DRAWN BY WELLHAN LI DATE 10/22/2017 SCALE: 1INCH= 40 FEET

SITE VICINITY MAP



ZONING MAP # 000 .
SITE ZONED DR5.5(104B1) .
ELECTION DISTRICT 15TH .
COUNCIL DISTRICT 7TH .
LOT AREA ACREAGE 0.443 .
OR SQUARE FEET 19,304 .
HISTORIC ? NO .
IN CBCA ? YES .
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:
05-644-A .
VARIANCE GRANTED FOR 2 .
STORY DETACHED GARAGE .
VIOLATION CASE INFO:
CB1700397 .

AS BUILT CONDITION/SIZE OF ACCESSORY STRUCTURE

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8334 BLETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

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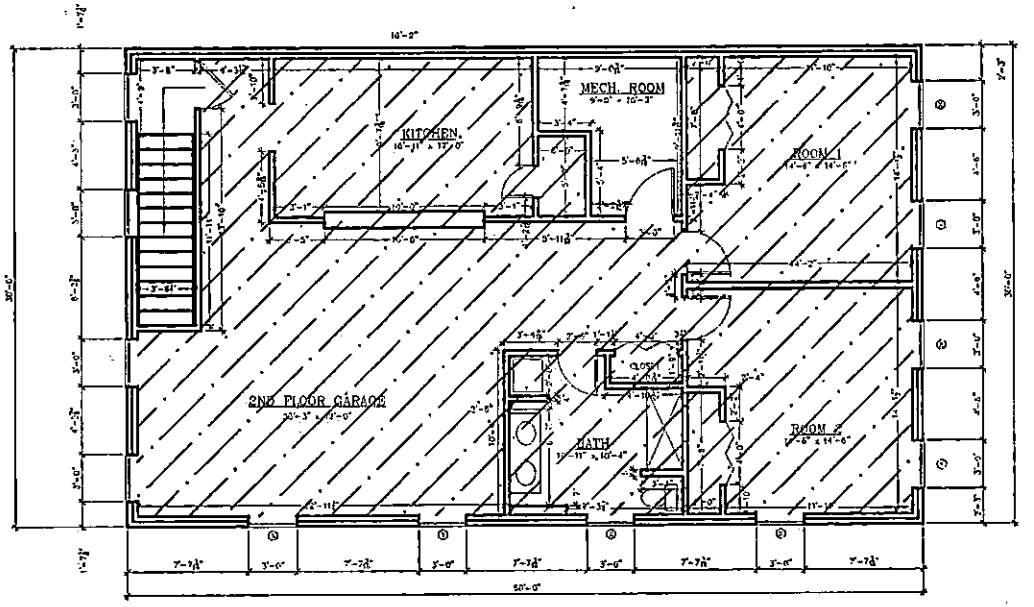
2018-0121-SPHA



LIVING AREA: 1245 SQ-FT

SECOND FLOOR GARAGE
SCALE: 1" = 10'

NOTES:

1. NO SEPARATE UTILITY METERS FOR ACCESSORY APARTMENT.
2. SECTION 400.4 BCZR COMPLIANCE FOR EXISTING ACCESSORY APARTMENT AND CONFORMS WITH SECTION 502.1
3. OCCUPANTS / FAMILY RELATIONSHIP:
   -WEILHAN LI / SELF
   -GUANG J. LI / FATHER
   -OI H. WONG / MOTHER
   -WEILSHAN LI / TWIN BROTHER
   -WEN Y. LI / YOUNGER BROTHER
   -JING C. LI / GRANDFATHER
   -TSANG C. YUEN / GRANDMOTHER
4. ACCESSORY APARTMENT AS DEFINED IN THE PASSING OF BILL 49-11 IN SECTION 400.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

REVISIONS	

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8334 METZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE	

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

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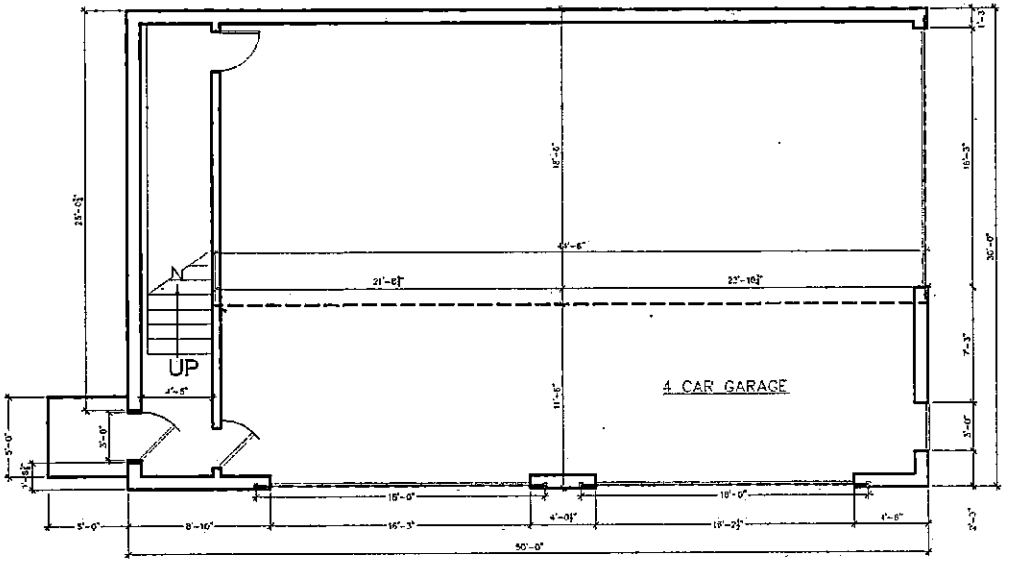
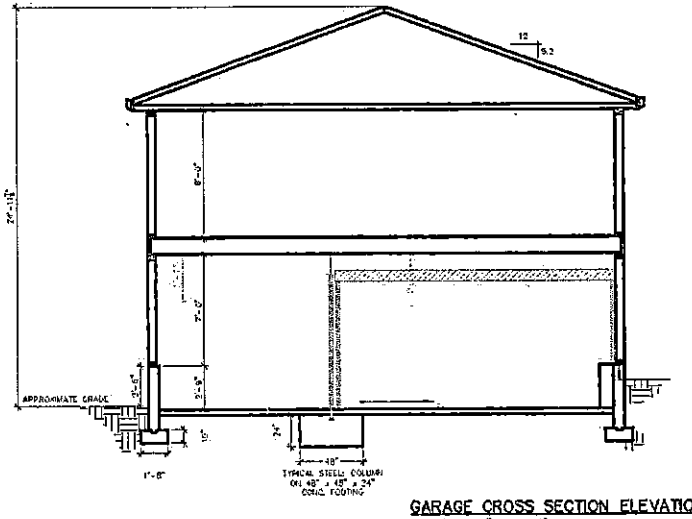


GARAGE FLOOR PLAN
SCALE: 1" = 10'



GARAGE CROSS SECTION ELEVATION
SCALE: 1" = 10'

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8334 SLETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER	DATE
	10/23/17
DRAWN	SHEET

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