

M E M O R A N D U M

DATE: December 4, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0102-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 3, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8308 Tally Ho Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Ying Wei Lum & Lauren B. Lum	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0102-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Ying Wei Lum and Lauren B. Lum (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B of the Baltimore County Zoning Regulations (“BCZR”), to permit an addition with a side yard setback of 10 ft., and a rear yard setback of 10 ft. in lieu of the required 15 ft. and 40 ft., respectively. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from the Seminary Ridge Owners Association Covenants Committee (“Committee”) on October 25, 2018, indicating the Committee is not opposed to the Petitioners’ zoning request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 14, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 11-1-18

By kw

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the BCZR, to permit an addition with a side yard setback of 10 ft., and a rear yard setback of 10 ft. in lieu of the required 15 ft. and 40 ft., respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 11-1-18

2

By 120



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 8308 TALLY HO ROAD BALTIMORE, MD 21093

Currently zoned DR-2

Deed Reference 37608 / 00458

10 Digit Tax Account # 08-1600014951

Owner(s) Printed Name(s) YING WEI LUM / LAUREN B LUM

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1B02.3.B BCZR

To permit an addition with a side yard setback of 10 ft. and a rear yard setback of 10 ft. in lieu of the required 15 ft. and 40 ft., respectively.

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

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

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

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

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

Owner(s)/Petitioner(s):

YING WEI LUM

LAUREN B LUM

Name #1 – Type or Print

Name #2 – Type or Print

X [Signature]
Signature #1

X [Signature]
Signature #2

8308 TALLY HO ROAD BALTIMORE MD

Mailing Address

City

State

21093

215-203-4346

yingweilum@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

STEPHEN ANNIS - JENKENS GROUP, LLC

Name – Type or Print

Signature

213 WESTSHIRE ROAD BALTIMORE MD

Mailing Address

City

State

21229

443-500-9758

jenkensgroup@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0102-A

Filing Date 10/2/18

Estimated Posting Date 10/14/18

Reviewer JE

Affidavit in Support of Administrative Variance

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

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

Address: 8303 TALLY HO ROAD BALTIMORE MARYLAND 21093
Print or Type Address of property City State Zip Code

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

WE ARE HAVING CHILDREN IN OUR FAMILY
THAT HAS WARRANTED ADDITIONAL
LIVING SPACE TO ACCOMMODATE OUR LIFE
STYLE AS WELL AS THE PROTECTIVE AND
SAFE PLACE FOR OUR KIDS TO
GROW & DEVELOP.
YWL

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

X [Signature]
Signature of Owner (Affiant)
YING WEI LUM
Name- Print or Type

X [Signature]
Signature of Owner (Affiant)
LAUREN LUM
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ying Wei Lum

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
April 22, 2022
My Commission Expires



Affidavit in Support of Administrative Variance

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

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

Address: 8303 TALLY HO ROAD BALTIMORE MARYLAND 21093
Print or Type Address of property City State Zip Code

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

WE ARE HAVING CHILDREN IN OUR FAMILY
THAT HAS NOW WARRANTED ADDITIONAL
LIVING SPACE TO ACCOMMODATE OUR LIFE
STYLE AS WELL AS THE PROTECTIVE AND
SAFE PLACE FOR OUR KIDS TO GROW
& DEVELOP. *W.L.*

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

X *[Signature]*
Signature of Owner (Affiant)
YING WEI LUM
Name- Print or Type

X *[Signature]*
Signature of Owner (Affiant)
LAUREN LUM
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Ying Wei Lum

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
April 22, 2022
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 8308 TALLY HO ROAD BALTIMORE, MD 21093 Currently zoned DR-2
 Deed Reference 37608 / 00458 10 Digit Tax Account # 08-1600014951
 Owner(s) Printed Name(s) YING WEI LUM / LAUREN B LUM

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

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

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

1. X ADMINISTRATIVE VARIANCE from Section(s) 1802.3.B DCZA

To permit an addition with a side yard setback of 10 ft. and a rear yard setback of 10 ft. in lieu of the required 15 ft. & 40 ft., respectively.

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

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

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

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

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

Owner(s)/Petitioner(s):

YING WEI LUM / LAUREN B LUM
 Name #1 – Type or Print Name #2 – Type or Print
X [Signature] X [Signature]
 Signature #1 Signature #2
8303 TALLY HO ROAD BALTIMORE MD
 Mailing Address City State
21093 / 215-203-4346 / yingweilum@gmail.com
 Zip Code Telephone # Email Address

Representative to be contacted:

STEPHEN ANNIS - JENKENS GROUP, LLC
 Name – Type or Print
 Signature
213 WESTSHIRE ROAD BALTIMORE MD
 Mailing Address City State
21229 / 443-500-9758 / jenkensgroup@gmail.com
 Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
 11-1-18
 [Signature]

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

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

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0102-A Filing Date 10/2/18 Estimated Posting Date 10/14/18 Reviewer JR

ZONING PETITION PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR: 8303 TALLY HO ROAD

Beginning at a point on the north side of **Trelawny Court** which is 50 feet wide at a distance of 145 feet north of the centerline of the nearest improved intersecting street **Tally Ho Road** which is 50 feet wide.

Thence the following course and distance: S53°14'05"E 130.00'; S26°59'49"W 132.94'; R=274.72' A=46.84*; S53°14'05"E 90.94'; S8°14'05"E 21.21; N36°45'55" 120.00' back to the point of beginning, as recorded in Deed Liber 37608/00458, Folio 0113, containing 18070 SF. Located in the 8 Election District and 2 Council District. Also known as Lot 018 in the minor subdivision of Seminary Ridge, as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/14/2018

Case Number: 2019-0102-A

Petitioner / Developer: YING WEILUM & LAUREN LUM

Date of Closing: OCTOBER 29, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
8308 TALLY HO ROAD

The sign(s) were posted on: **OCTOBER 14, 2018**

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0102-A

TO PERMIT AN ADDITION WITH A SIDE YARD SETBACK OF 10 FT. AND A REAR YARD SETBACK OF 10 FT. IN LIEU OF THE REQUIRED 15 FT. AND 40 FT. RESPECTIVELY.

8308 TALLY HO ROAD

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 P.M. ON MONDAY, OCTOBER 29, 2018.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 711 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-7391.

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

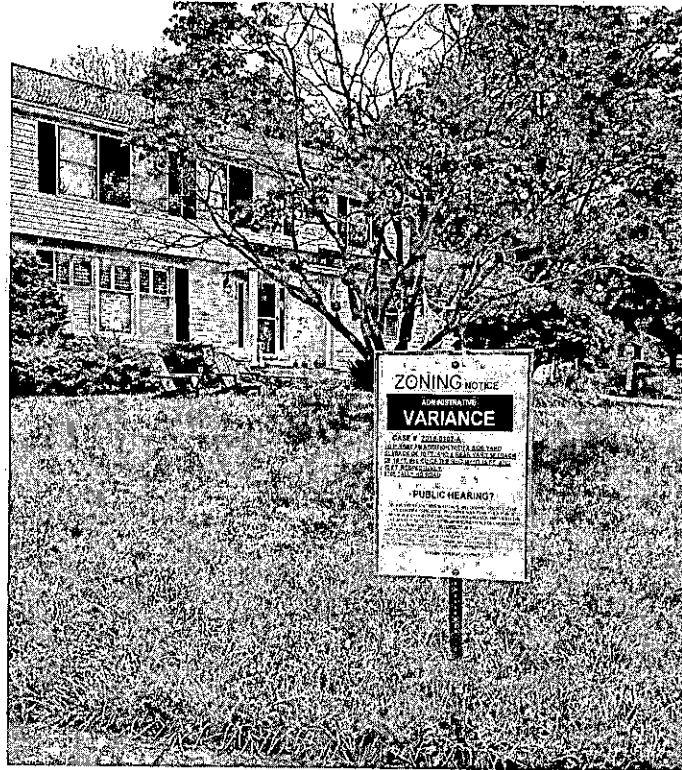
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



1st Sign @ 8308 Tally Ho Road Posted 10/14/2018



2nd Sign @ 8308 Tally Ho Road Posted 10/14/2018
CASE # 2019-0102-A

**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: 2019-0102-A

Property Address: 8308 TALLY HO ROAD BALTIMORE MD 21093

Property Description: SINGLE FAMILY HOME

Legal Owners (Petitioners): YING WEI LUM & LAUREN LUM

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: YING WEI LUM

Company/Firm (if applicable): _____

Address: 8308 TALLY HO LUM BALTIMORE MD 21093

Telephone Number: 215-203-4346

Revised 7/9/2015

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0102 -A Address 8308 TALLY HO RD.

Contact Person: JUN FERNANDEZ Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/2/18 Posting Date: 10/14/18 Closing Date: 10/29/18

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0102 -A Address 8308 TALLY HO RD.

Petitioner's Name XING WEILUN & LAUREN LUM Telephone 215-203-4346

Posting Date: 10/14/18 Closing Date: 10/29/18

Wording for Sign: To Permit an addition with a side yard setback of 10 ft.
and a rear yard setback of 10' ft. in lieu of the required 15 ft.
and 40 ft. respectively.

Revised 6/30/2019

**CASHIER'S
VALIDATION**

(AV) 10-29
2019-0102-A

Seminary Ridge Owners Association Covenants Committee
P.O. Box 1182
Brooklandville, MD 21022
covenants@seminary-ridge.org



October 22, 2018

Sent Via First Class Mail

Honorable John E. Beverungen
Administrative Law Judge for Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, Maryland 21204

Re: Administrative Variance Case # 2019-0102-A
8308 Tally Ho Road

Dear Judge Beverungen:

I serve as the Chair of the Seminary Ridge Owners Association Covenants Committee. The above referenced property is subject to the Seminary Ridge Restrictive Covenants and therefore our Committee is working with the Lum family regarding their plans to improve their property. Our Committee will continue to work with the Lums regarding the architectural details of their proposal, but as to the variance request, the property enjoys some unique qualities, being a corner lot with the house located facing the corner. The addition the Lum family desires to construct is not out of character to the other homes in the neighborhood. Therefore, the Covenants Committee is not opposed to the request.

Sincerely,

A handwritten signature in blue ink that reads "Marianne Sullivan".

Marianne Sullivan,
Chair of the Seminary Ridge Covenants Committee

cc: Mr. and Mrs. Lum – 8308 Tally Ho Road
Seminary Ridge Owners Association Covenant Committee Members and Board President



DONALD I. MOHLER III
County Executive

October 30, 2018

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

Ying Wei Lum & Lauren B Lum
8303 Tally Ho Rd.
Baltimore, MD 21093

Dear Mr. Lum & Ms. Lum:

RE: Case Number: 2019-0102A, Address: 8308 Tally Ho Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 2, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a rectangular stamp area.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Stephen Annis – Jenkins Group, LLC 213 Westshire Rd. Baltimore, MD 21229

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 10/15/18

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

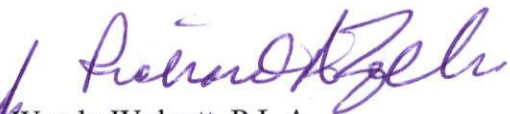
Dear Ms. Lewis:

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. 2019-0102-A

Administrative Variance
Lingwei Lum & Lauren Lum
8308 Talby Hill Road

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 23, 2018

FROM: *MC2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2018
Item No. 2019-0100-XA, ~~0102-A~~, 0103-A, 0104-A, 0106-A, 0107-A,
0108-A, 0109-A, and 0110-A

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

* * * * *

VKD: cen
cc: file



Proposed Addition
at Back of Garage

EX GARAGE
REAR WALK





C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-15</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
<u>10-25</u>	<u>(Seminole Ridge Blvd Assoc.)</u> COMMUNITY ASSOCIATION	<u>Not Opposed</u>
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-14-18 by O'Keefe

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 08 Account Number - 1600014951			
Owner Information					
Owner Name:	LUM YING WEI LUM LAUREN B		Use:	RESIDENTIAL	
Mailing Address:	8308 TALLY HO RD LUTH-TIMONIUM MD 21093-4721		Principal Residence:	YES	
			Deed Reference:	/37608/ 00458	
Location & Structure Information					
Premises Address:	8308 TALLY-HO RD 0-0000		Legal Description:	ES TALLY HO ROAD 8308 TALLY-HO RD SEMINARY RIDGE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0021	0179		0000	
					Block:
					E
					Lot:
					26
					Assessment Year:
					2017
					Plat No:
					6
					Plat Ref:
					0037/ 0113
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1975	2,100 SF	750 SF	18,070 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	165,000	165,000			
Improvements	303,400	404,800			
Total:	468,400	569,800	536,000	569,800	
Preferential Land:	0			0	
Transfer Information					
Seller: RHETT CHARLES ANDREW		Date: 06/07/2016		Price: \$598,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37608/ 00458		Deed2:	
Seller: LO STEPHEN		Date: 07/26/2013		Price: \$550,000	
Type: ARMS LENGTH IMPROVED		Deed1: /33989/ 00304		Deed2:	
Seller: MITCHELL CHARLES W		Date: 01/28/2010		Price: \$499,500	
Type: ARMS LENGTH IMPROVED		Deed1: /29131/ 00466		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/15/2016					

ZAC AGENDA

Case Number: 2019-0101-A **Reviewer:** Dave Duvall
Existing Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Kien T Le
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 4061 NORTH POINT BLVD
Location: west side of North Point Blvd +/- 75. North of New Battle Grove Rd

Existing Zoning: BR-AS **Area:** 15,473 SQ. FT

Proposed Zoning:

VARIANCE:

to permit a proposed commercial building with side yard setbacks of 16 feet each, in lieu of the minimum required 30 feet each.

Attorney: Not Available

Prior Zoning Cases: 1983-0007-X

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0102-A **Reviewer:** Jun Fernando

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Ling Wei Lum & Lauren Lum

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 8308 TALLY HO RD

Location: Northeast corner of Tally Ho Rd & Trelawny Ct.

Existing Zoning: DR-2

Area: 18,070 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

to permit an addition with a side yard setback of 10 ft., and a rear yard setback of 10 ft. In lieu of the required 15 ft. and 40 ft., respectively.

Attorney: Not Available

Prior Zoning Cases: R-1966-0196

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/29/2018

Miscellaneous Notes:

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

ADDRESS 8308 TALLY HO ROAD OWNER(S) NAME(S) YING WEI LUM & LAUREN B LUM

SUBDIVISION NAME SEMINARY RIDGE LOT # 26 BLOCK # E SECTION # _____

PLAT BOOK # 0037 FOLIO # 0113 10 DIGIT TAX # 1600014951 DEED REF. # 37608 / 00458

TRELAWAY COURT
(50' R/W)

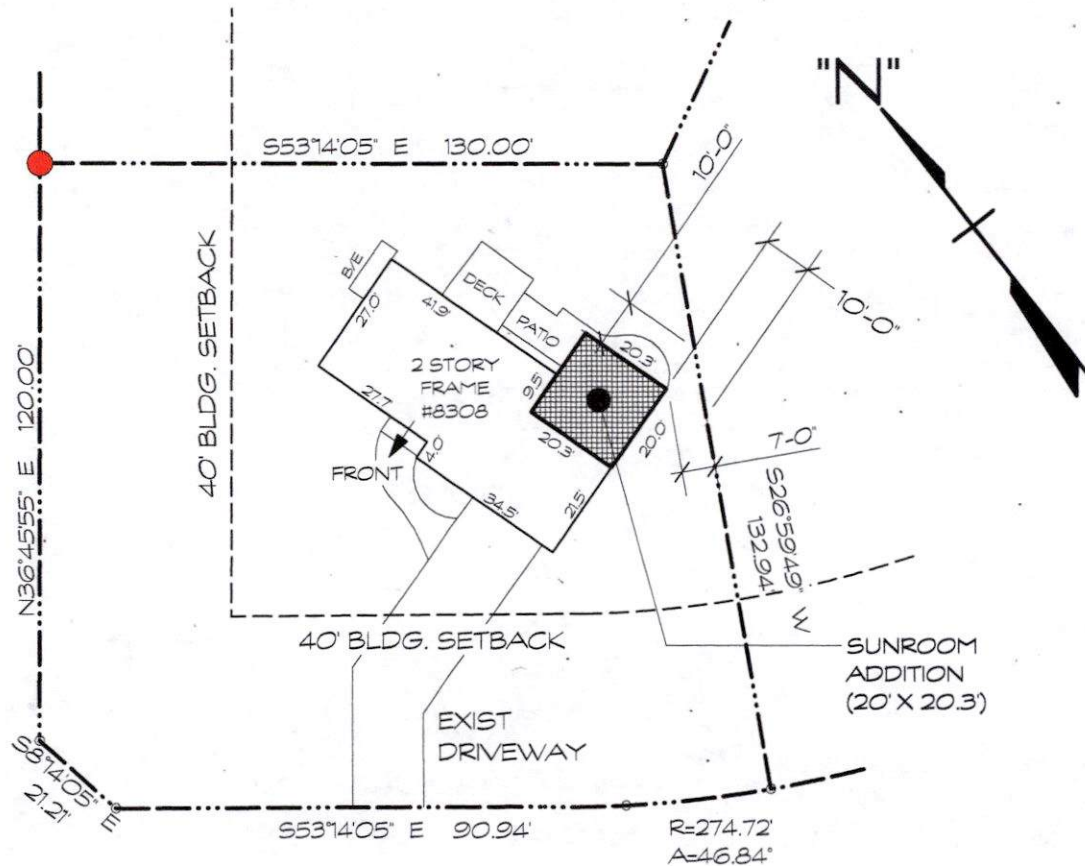
ADDRESS:
8308 TALLY HO ROAD
LUTHERVILLE, MD 21093

1603.3554
LOCATION DRAWING
LOT 26, BLOCK E
PLAT SIX, SEMINARY RIDGE
BALTIMORE COUNTY, MARYLAND

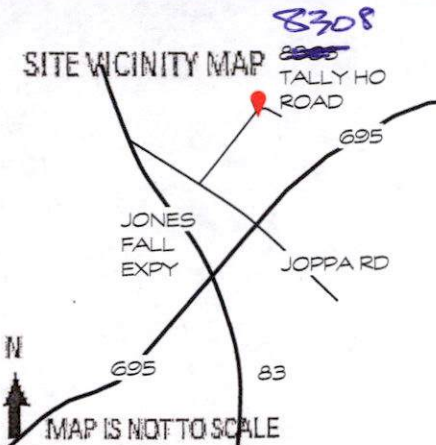


TALLY HO ROAD
(50' R/W)

PLAN DRAWN BY STEVE ANNIS DATE 9/18/18 SCALE: 1 INCH = 40 FEET



INFORMATION FOR THIS PROPERTY
PLAT WAS TAKEN FROM:
LAWYERS EXPRESS TITLE, LLC
SURVEY NUMBER: 1603.3554
3/26/16



MAP IS NOT TO SCALE
ZONING MAP# 060B3
SITE ZONED DR 2
ELECTION DISTRICT 8
COUNCIL DISTRICT 2
LOT AREA ACREAGE _____
OR SQUARE FEET 18070 SF
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING? YES
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW
R-1966-0196 R40 TO DR2

VIOLATION CASE INFO:

Pet. Eor. 1

VIOLATION CASE INFO:

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

ADDRESS 8308 TALLY HO ROAD OWNER(S) NAME(S) YING WEI LUM & LAUREN B LUM

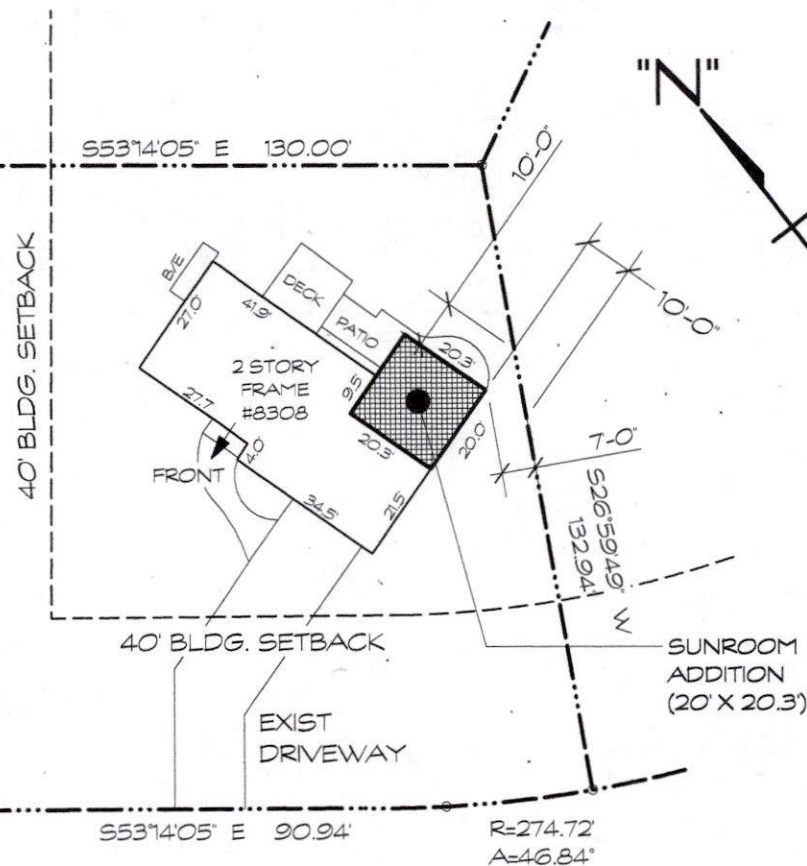
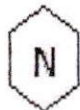
SUBDIVISION NAME SEMINARY RIDGE LOT # 26 BLOCK # E SECTION # _____

PLAT BOOK # 0037 FOLIO # 0113 10 DIGIT TAX # 1600014951 DEED REF. # 37608 / 00458

TRELAUNY COURT
(50' R/W)

ADDRESS:
8308 TALLY HO ROAD
LUTHERVILLE, MD 21093

1603.3554
LOCATION DRAWING
LOT 26, BLOCK E
PLAT SIX, SEMINARY RIDGE
BALTIMORE COUNTY, MARYLAND



TALLY HO ROAD
(50' R/W)

INFORMATION FOR THIS PROPERTY
PLAT WAS TAKEN FROM:
LAWYERS EXPRESS TITLE, LLC
SURVEY NUMBER 1603.3554
3/26/16

PLAN DRAWN BY STEVE ANNIS DATE 9/18/18 SCALE: 1 INCH = 40 FEET

8308
SITE VICINITY MAP

TALLY HO ROAD

JONES FALL EXPY

JOPPA RD



MAP IS NOT TO SCALE

ZONING MAP# 060B3

SITE ZONED DR 2

ELECTION DISTRICT 8

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 18070 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? YES

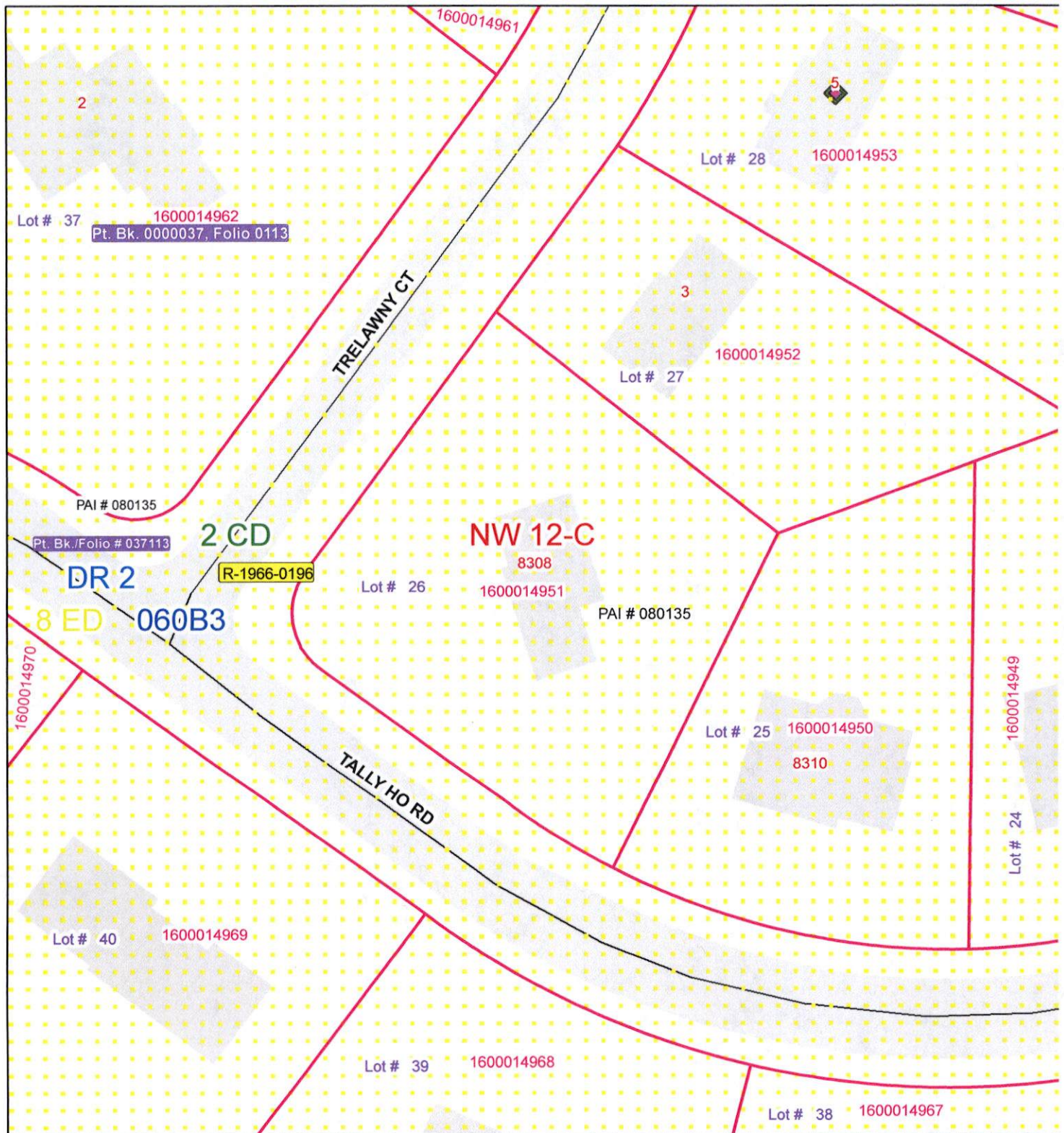
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

R-1966-0196 R40 TO DR2

VIOLATION CASE INFO:

8308 Tally-Ho Road, Tax #16-00-014-951



Publication Date: 10/2/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.525 50 75 100 Feet

1 inch = 50 feet