



PETITION FOR ZONING HEARING(S)

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

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

Address 2132 ROSALIE AVENUE which is presently zoned DR 3.5
 Deed References: L 40273 F 82 10 Digit Tax Account # 2400002998
 Property Owner(s) Printed Name(s) MEEILING LU

(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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
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) 427 TO PERMIT A 78" HIGH FENCE TO BE CONSTRUCTED ON THE FRONT PROPERTY LINE AND ANY OTHER RELIEF THAT MAY BE REQUIRED -

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)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MEEILING LU / Name #1 - Type or Print Name #2 - Type or Print

Meeiling Lu / Signature #1 Signature #2

14203 SILENT MOOD WAY NORTH POTOMAC, MD. Mailing Address City State

20878 (716) 597-6587 annlu99203 Zip Code Telephone # Email Address
@yahoo.com

Representative to be contacted:

DAVID BILLINGSLEY Name - Type or Print

David Billingsley Signature

601 CHARWOOD CT EDGEWOOD MD. Mailing Address City State

21040 (410) 679-8719 dwb0209@yahoo.com Zip Code Telephone # Email Address

CASE NUMBER 2019-0211-A Filing Date 1/14/2019 Do Not Schedule Dates: Reviewer [Signature]



PETITION FOR ZONING HEARING(S)

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

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

Address 2132 ROSALIE AVENUE which is presently zoned OR 3.5
Deed References: L 40273 F 82 10 Digit Tax Account # 2400002228
Property Owner(s) Printed Name(s) MEEILING LU

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s) 427 TO PERMIT A 78" HIGH FENCE TO BE CONSTRUCTED ON THE FRONT PROPERTY LINE AND ANY OTHER RELIEF THAT MAY BE REQUIRED.

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)

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MEEILING LU
Name #1 - Type or Print Name #2 - Type or Print

Meeiling Lu
Signature #1 Signature #2

14203 SILENT MOOD WAY NORTH POTOMAC, MD.
Mailing Address City State

20878 (316) 597-6587 14111499203
Zip Code Telephone # Email Address
@yahoo.com

Representative to be contacted:

DAVID BILLINGSLEY
Name - Type or Print

David Billingsley
Signature

601 CHARWOOD CT EDGEWOOD MD.
Mailing Address City State

21040 (410) 679-8719 dwb0209@yahoo.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0211-A Filing Date 1/14/2019 Do Not Schedule Dates: Reviewer 100

ZONING DESCRIPTION

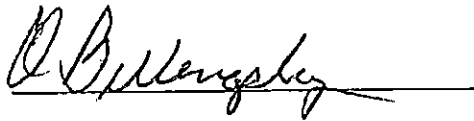
2132 ROSALIE AVENUE

Beginning for the same at a point on the north side of Rosalie Avenue (40 feet wide), distant 910 easterly from its intersection with the center of Greyhound Road, thence being all of lots 90 and 91 as shown on the plat entitled Rockaway Beach recorded among the Baltimore County plat records in Plat Book 4 Folio 171. Containing 16,988 square feet or 0.390 acre of land, more or less.

Being known as 2132 Rosalie Avenue. Located in the 15TH Election District, 7TH Councilmanic District of Baltimore County, MD.

February 4, 2019

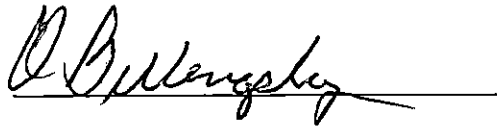
I hereby agree to withdraw the fence Variance petition and application and close the file for case No. 2019-0211-A, 2132 Rosalie Avenue.

A handwritten signature in dark ink, appearing to read "D. Billingsly", is written over a horizontal line.

David Billingsly, Representative for
Property Owner, Meeiling Lu

February 4, 2019

I hereby agree to withdraw the fence Variance petition and application and close the file for case No. 2019-0211-A, 2132 Rosalie Avenue.

A handwritten signature in black ink, appearing to read "D. Billingsly", is written over a horizontal line.

David Billingsly, Representative for
Property Owner, Meeiling Lu

Jeffrey N Perlow

From: Krystle Patchak
Sent: Friday, February 01, 2019 11:17 AM
To: Jeffrey N Perlow
Subject: ZAC 19-211; Rosalie Avenue

Good Morning,

I am reviewing the Variance request for 2132 Rosalie Avenue (ZAC# 19-211). Just spoke with Lloyd Moxley and he said to contact you regarding this request. The applicant is asking for a Variance from Section 427 of the BCZR to permit a 78" high fence to be constructed on the front property line. He believes this request may require a waiver to the code instead of a variance? Any thoughts on this?

Krystle Patchak

Department of Planning
Neighborhood Response Team
Jefferson Building
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/28/19

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

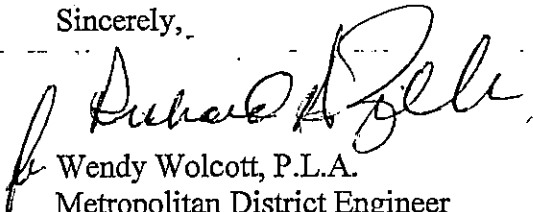
Dear Ms. Lewis:

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. 2019-0211-A

*Variance
Meeting Lu
2132 Rosalie Avenue*

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2132 Rosalie Avenue; N/S of Rosalie Avenue,	*	
910' S of c/line of Greyhouse Road	*	OF ADMINSTRATIVE
15 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): Meeiling Lu	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-211-A

* * * * *

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.

RECEIVED
JAN 28 2019

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601. Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

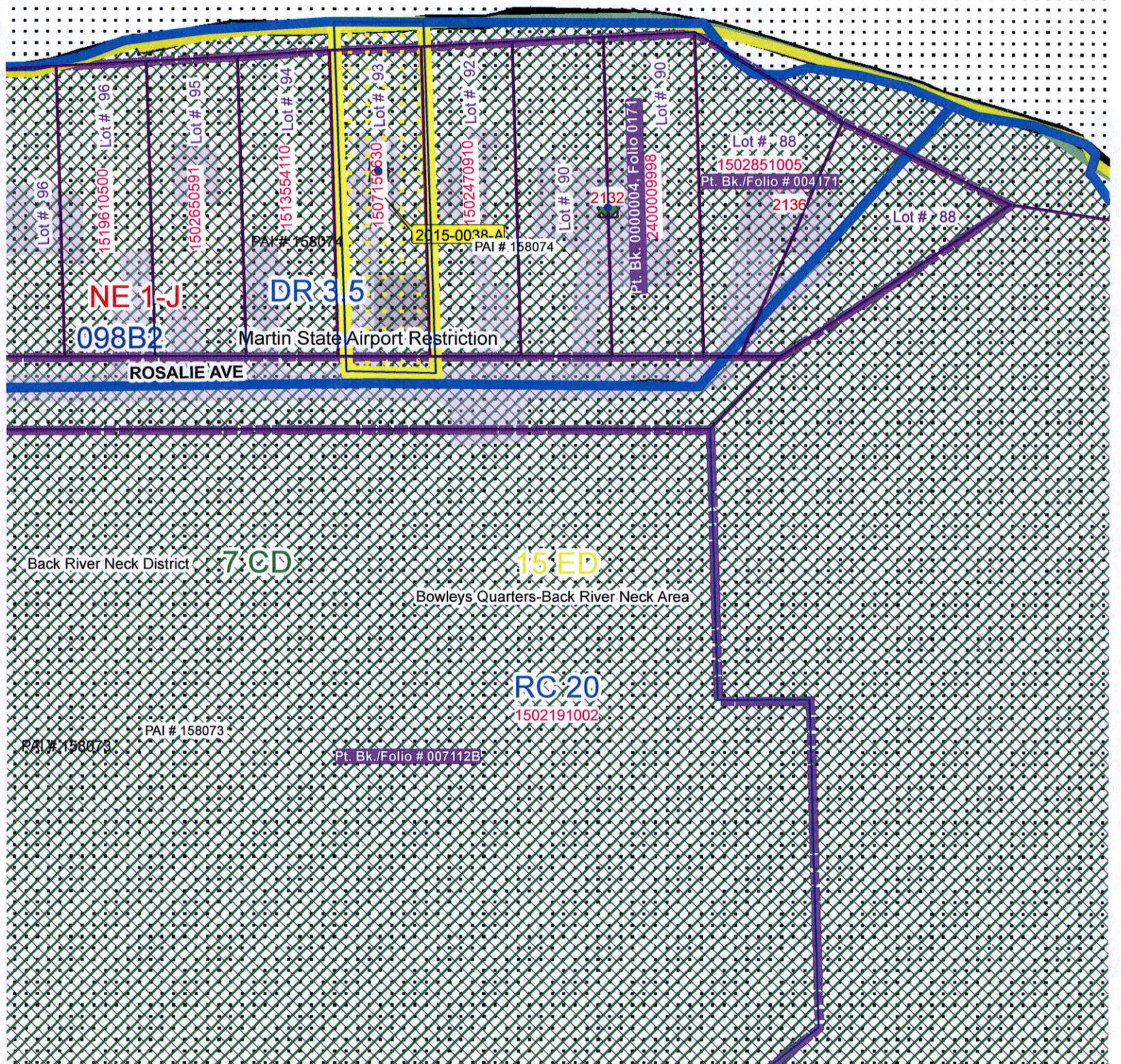
Peter Max Zimmerman

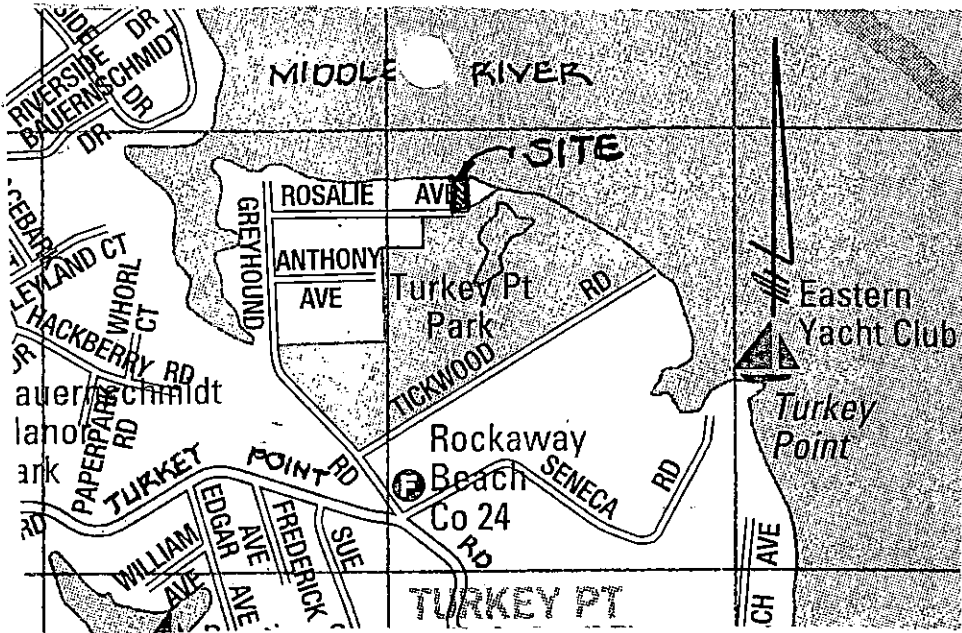
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 15 Account Number - 2400009998							
Owner Name:				LU MEEILING				Use:			
Mailing Address:				14203 SILENT WOOD WAY NORTH POTOMAC MD 20878-				Principal Residence:			
								Deed Reference:			
								RESIDENTIAL NO /40273/ 00082			
Location & Structure Information											
Premises Address:				2132 ROSALIE AVE BALTIMORE 21221- Waterfront				Legal Description:			
								.392AC LTS 90,91 2132 N ROSALIE AVE ROCKAWAY BEACH			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0098	0015	0211		0000			90	2018	Plat Ref:	0004/ 0171	
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built			Above Grade Living Area			Finished Basement Area			Property Land Area		County Use
2004			3,476 SF			1800 SF			16,988 SF		04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
2	YES	STANDARD UNIT	1/2 STONE FRAME	4 full/ 1 half	1 Attached						
Value Information											
			Base Value		Value		Phase-In Assessments				
					As of		As of		As of		
					01/01/2018		07/01/2018		07/01/2019		
Land:			263,200		263,200						
Improvements			782,900		884,300						
Total:			1,046,100		1,147,500		1,079,900		1,113,700		
Preferential Land:			0						0		
Transfer Information											
Seller: HAVARD RAYMOND D				Date: 05/23/2018				Price: \$1,275,000			
Type: ARMS LENGTH IMPROVED				Deed1: /40273/ 00082				Deed2:			
Seller: HAVARD RAYMOND D				Date: 11/02/2017				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /39589/ 00500				Deed2:			
Seller: GELLER IRA				Date: 02/27/2015				Price: \$1,300,000			
Type: ARMS LENGTH IMPROVED				Deed1: /35887/ 00470				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: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					





VICINITY MAP

SCALE: 1 INCH = 1000 FEET

OWNER

**MEEILING LU
14203 SILENT WOOD WAY
NORTH POTOMAC, MD. 20878
DEED REFERENCE: L.40273 F.82
ACCOUNT NO. 240009998**

NOTES

1. ZONING.....DR 3.5 (MAP 098B2)
2. AREA.....16,988 S.F. = 0.390 ACRE +/-
3. PUBLIC WATER AND SEWER
4. THIS SITE IS LOCATED IN THE CBCA
5. A PORTION OF THIS SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD ZONE
6. SEE CODE ENFORCEMENT CORRECTION NOTICE DATED 12/20/2018 (CASE NO. CC1818133) FOR CONSTRUCTION OF A FENCE OVER 42 INCHES HIGH IN THE FRONT YARD WITHOUT A PERMIT.
7. TO THE PREPARER'S KNOWLEDGE. NO PREVIOUS ZONING HISTORY, UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR ARCHEOLOGICAL SITES ARE KNOWN TO EXIST.

2019-0211-A

PLAT TO ACCOMPANY PETITION FOR VARIANCE

2132 ROSALIE AVENUE

LOTS 90 & 91 ROCKAWAY BEACH 4/171

ELECTION DISTRICT 15C7 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 30 FEET DECEMBER 31, 2018

R.



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

**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: 2019-0211-A
Property Address: 2132 ROSALIE AVE
Property Description: N. SIDE ROSALIE AVE, 910' E OF
& GREYHOUND RD
Legal Owners (Petitioners): MEEILING LU
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: MEEILING LU
Company/Firm (if applicable): _____
Address: 14203 SILENT WOOD WAY
NORTH POTOMAC, MD. 20878

Telephone Number: (716) 597-6582

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

No. **177783**

Date: **1/14/2019**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 1/15/2019 1/14/2019 11:25:39 3

REC W603 WALKIN CAM
 >>RECEIPT # 804285 1/14/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CA NO. 177783

Recpt Tot \$ 75.00

77.00 OT

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS	Acct	Amount
001	806	0000		6150						75.00

Total: **75.00**

Rec

From: **CENTRAL DRAFTING**

For:

2132 ROSALIE AVE. VARIANCE

Case No. 2019-0211-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE F

S HARD!!!!

**CASHIER'S
 VALIDATION**