MEMORANDUM

DATE: March 9, 2020

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case Nos. 2019-0517-SPHA & 2019-0518-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 6, 2020. 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: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** (6120 (Lot 35) Rich Avenue & Lot 34 1st Election District 1st Council District	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
Guizhi Liang & Yonghul Yang *Legal Owners* Petitioners	*	**Case No. 2019-0517-SPHA 2019-0518-A**

* * * * * * * *

OPINION AND ORDER

These consolidated cases come before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and the Variance filed by the owners of the two (2) properties and the contract purchaser of Lot 34 Rich Avenue (Petitioner). Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("BCZR") to confirm that a lot merger has not occurred between the 6120 Rich Avenue and the adjacent vacant parcel at 6122 Rich Avenue (Lot 34). In addition, a Petition for Variance was filed in this case seeking relief from § 1B02.3.C.1 of the ("BCZR") to permit a proposed dwelling with a lot width of 50 ft. in lieu of the required minimum 55 ft. A site plan showing both adjacent lots was marked Petitioners' Exhibit 1.

Maxim Gaudreauld, contract purchaser and Benjamin Gary of John Mellema, land surveyors appeared in support of the requests. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the County reviewing agencies.

Testimony that 6120 Rich Avenue is approximately 9,544 square foot and Lot 34 contains approximately 9,808 square foot in size. Both properties are zoned DR 5.5.

ORDER RECEIVED FOR FILING
Date 2/5/2020
By

Mr. Gary testified that the existing structure on Lot 34 was constructed in 1953 upon a Plat that was approved in 1924. He further testified that there is no connection between this lot and the adjacent lot 34. Specifically he noted that there is no garage on the constructed site, its driveway is located completely on 6120 Rich Avenue and no land of Lot 34 is utilized by 6120 Rich Avenue. He further testified that the proposed dwelling will meet all of the setback height and area requirements of the DR 5.5 regulations and, as the lot is under contract for construction, the new owner would not own sufficient adjoining land to satisfy the otherwise required 55 foot minimum lot width.

SPECIAL HEARING

Based on the evidence detailed above, I find that no merger has occurred between the parcels at 6120 Rich Avenue and adjacent lot 34. I further find that Lot 34 has always been a separate lot.

VARIANCE

I believe this case is more appropriately resolved under BCZR § 304, which (unlike § 307) does not require a showing of uniqueness or practical difficulty, *Muller v. People's Counsel,* 177 Md. App. 43 (2007) (discussing application of BCZR §304). The Petitioner satisfies each of the requirements set forth at BCZR § 304.1:

1. The lot was created long before 1955.
2. The proposed dwelling would be constructed in compliance with the setback height and area requirements of the DR 5.5 regulations; and
3. The owner does not own sufficient adjoin land to satisfy the lot width requirement.

THEREFORE, IT IS ORDERED this **5th** day of **February, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing to confirm that a lot merger has not occurred with the adjacent vacant parcel at 6122 Rich Avenue (Lot 34), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING
Date 2/5/2020
By Sen

IT IS FURTHER ORDERED that the Petition for Variance to construct the proposed dwelling on Lot 34 with a lot 50' width in lieu of the required 55' lot width, 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.

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

LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS: sln

ORDER RECEIVED FOR FILING
Date 2/5/2020
By sln

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 Rich Ave **which is presently zoned** DR 5.5

Deed References: 41832/ 00032 10 Digit Tax Account # 0 1 0 3 4 7 0 7 9 1

Property Owner(s) Printed Name(s) Yonghui Yang, Guizhi Liang

(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. ✓ **a Variance** from Section(s) 1B02.3.C.1 To permit ~~An~~ proposed Dwelling with a lot width of 50'Feet in ~~[illegible]~~ lieu of required Minimum 55'Feet.

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:

Maxim LLC
Name- Type or Print

Signature

983 Chesterfield RD Annapolis MD
Mailing Address City State

21401 / 443-871-4584 / maxim14gandream@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

YONGHUI YANG / GUIZHI LIANG
Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / Signature # 2

11803 CHAPEL WOODS CT CLARKSVILLE MD
Mailing Address City State

21029 / 734-604-8307 / liangguizhi@yahoo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 2/5/2020
By DLN

Representative to be contacted:

John Mellema Surveyors
Name – Type or Print

Signature

5409 East Dr. Aberdeen MD
Mailing Address City State

21227 / 410-247-7486 / JCMLS@verizon.net
Zip Code Telephone # Email Address

CASE NUMBER 2019-0518-A **Filing Date** 11/14/19 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DRIVE BALTO. MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507
NOVEMBER 13,2018

ZONING DESCRIPTION
#6122 RICH AVENUE (LOT 34)
DEED REFERENCE 41832/32
TAX MAP 94 GRID 24 PARCEL 96

BEGINNING FOR THE SAME AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF RICH AVENUE EASTERLY 135 FEET MORE OR LESS FROM THE CENTERLINE INTERSECTION OF RICH AVENUE AND CUMMINGS AVENUE, THENCE RUNNING WESTERLY ALONG THE NORTHERN RIGHT OF WAY OF RICH AVENUE 50 FEET, THENCE NORTHERLY 201 FEET MORE OR LESS, THENCE EASTERLY 50.55 FEET, THENCE SOUTHERLY 194 FEET MORE OR LESS TO THE POINT OF BEGINNING CONTAINING 9, 908 SQUARE FEET OF LAND MORE OR LESS.

BEING LOT 34 AS SHOWN ON A PLAT OF DOUGLAS PARK RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK W.P.C. NO 7 FOLIO 170 AS DESCRIBED IN A DEED DATED AUGUST 2, 2019 BY AND BETWEEN DARREN PALMER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARLENE COLLINS PALMER, PARTY OF THE FIRST PART AND YONGHUI YANG AND GUIHZI LIANG, PARTIES OF THE SECOND PART AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND IN DEED LIBER J.L.E. 41832 FOLIO 32.



2019-0518-A



RE:	PETITION FOR VARIANCE	*	BEFORE THE OFFICE
	Rich Avenue; N/S Rich Avenue, 85' E		
	of Cummings Avenue	*	OF ADMINSTRATIVE
	1st Election & 1st Councilmanic Districts		
	Legal Owner(s): Yonghui Yang & Guizhi Liang*		HEARINGS FOR
	Contract Purchaser(s): Maxim LLC		
	Petitioner(s)	*	BALTIMORE COUNTY
		*	2019-518-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
NOV 21 2019

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 21st day of November, 2019, a copy of the foregoing Entry of Appearance was mailed to John Mellema Surveyors, 5409 East Drive, Arbutus, Maryland 21227, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

12/6/2019

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Order #: 11818175
Case #: 2019-0518-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0518-A

Baltimore County

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 NUMBER: 2019-0518-A
Rich Avenue
N/side of Rich Avenue, east of Cummings Avenue
1sl Election District - 1st Councilmanic District.
Legal Owners: Yonghui Yang, Guizhi Liang
Contract Purchaser/Lessee: Maxim, LLC
Variance to permit a proposed dwelling with a lot width of 50 ft. in lieu of the required minimum of 55 ft.
Hearing: Friday, December 27, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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.
d6

CERTIFICATE OF POSTING

Date: DECEMBER 6, 2109

RE: Project Name: 6122 RICH AVENUE #1

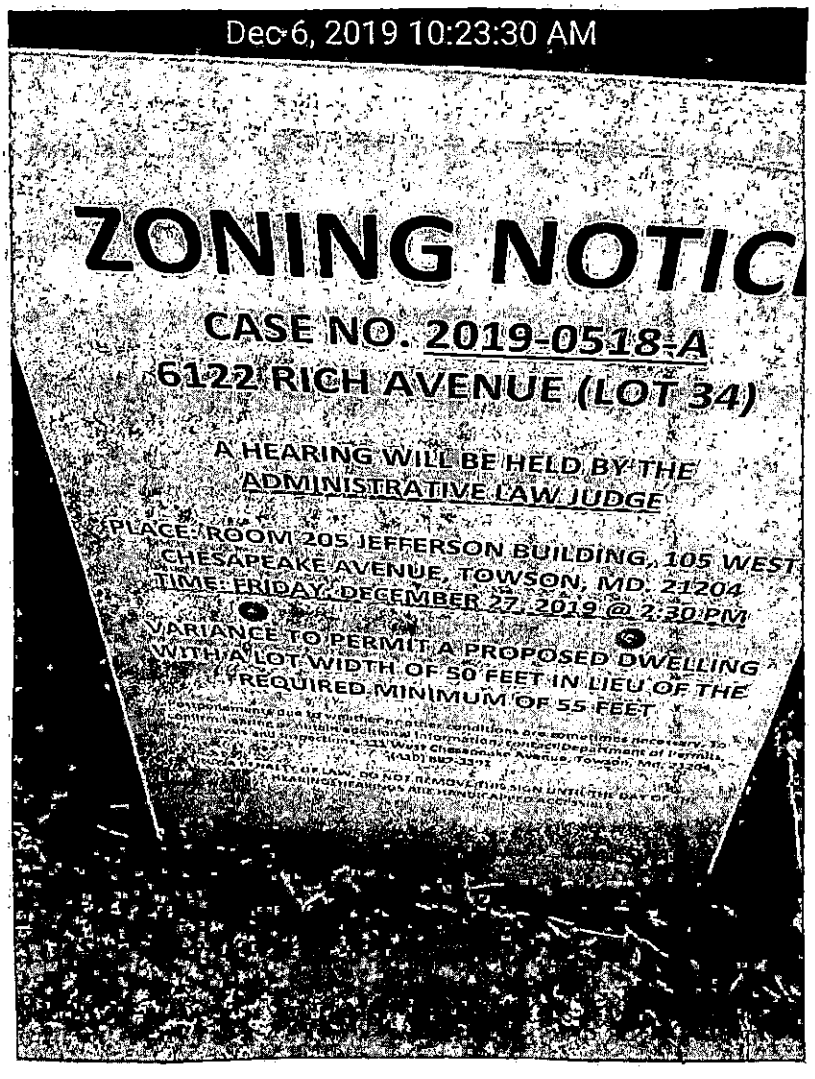
Case Number /PAI Number: 2019-0518-A

Petitioner/Developer: MAXIM, LLC

Date of Hearing/Closing: DECEMBER 27, 2019

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 6122 RICH AVENUE

The sign(s) were posted on DECEMBER 6, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: DECEMBER 6, 2109

RE: Project Name: 6122 RICH AVENUE #2

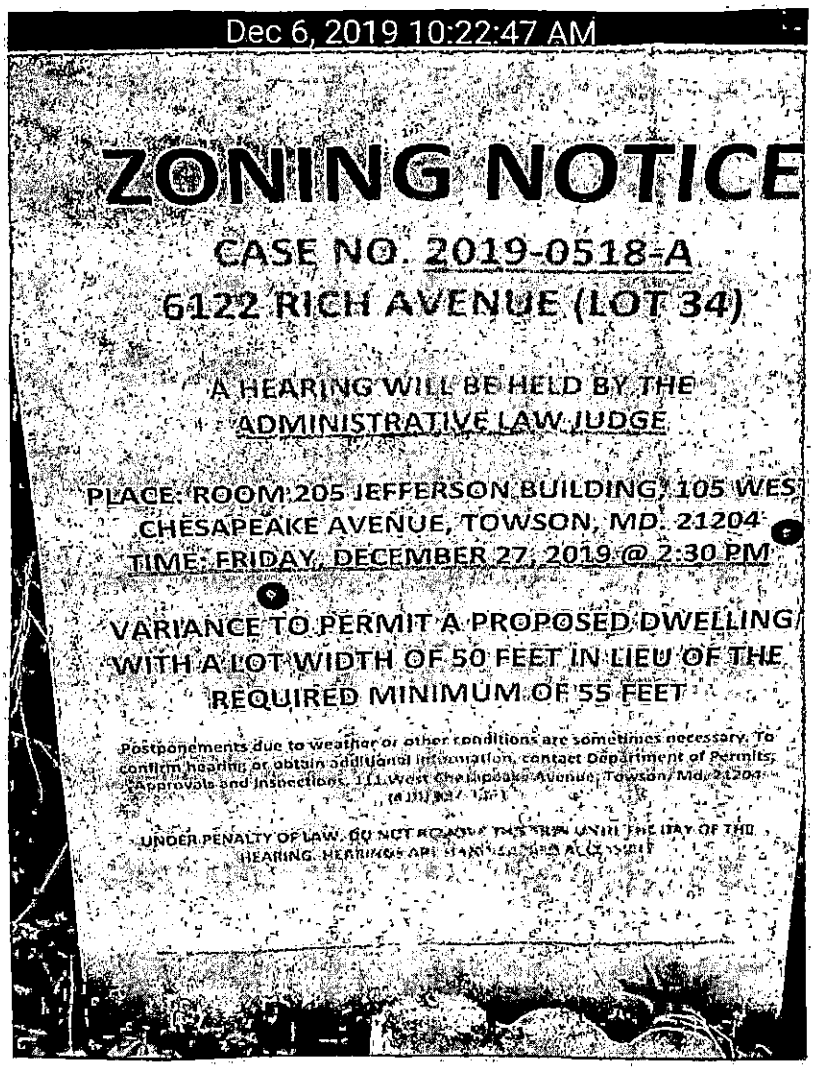
Case Number /PAI Number: 2019-0518-A

Petitioner/Developer: MAXIM, LLC

Date of Hearing/Closing: DECEMBER 27, 2019

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The sign(s) were posted on DECEMBER 6, 2019
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

November 19, 2019

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 NUMBER: 2019-0518-A
Rich Avenue
N/side of Rich Avenue, east of Cummings Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Yonghui Yang, Guizhi Liang
Contract Purchaser/Lessee: Maxim, LLC

Variance to permit a proposed dwelling with a lot width of 50 ft. in lieu of the required minimum of 55 ft.

Hearing: Friday, December 27, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Maxim, LLC, 983 Chesterfield Road, Annapolis 21401
Yonghui Yang, Guizhi Liang, 11803 Chapel Woods Court, Clarksville 21029
John Mellema, 5409 East Drive, Arbutus 21227

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 7, 2019**
(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.

TO: THE DAILY RECORD
Friday, December 6, 2019 – Issue

Please forward billing to:
Maxim, LLC 443-871-458
983 Chesterfield Road
Annapolis, MD 21401

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 NUMBER: 2019-0518-A
Rich Avenue
N/side of Rich Avenue, east of Cummings Avenue
1st Election District – 1st Councilmanic District
Legal Owners: Yonghui Yang, Guizhi Liang
Contract Purchaser/Lessee: Maxim, LLC

Variance to permit a proposed dwelling with a lot width of 50 ft. in lieu of the required minimum of 55 ft.

Hearing: Friday, December 27, 2019 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
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: 2019-0518-A

Property Address: 6122 RICH AVENUE (LOT 34)

Property Description: N/S of RICH AVE, 85' E of CUMMINGS AVE.

Legal Owners (Petitioners): Yonghui Yang/Guizhi Lang

Contract Purchaser/Lessee: MAXIM, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: MAXIM

Company/Firm (if applicable): MAXIM LLC

Address: 983 CHESTERFIELD RD

ANNAPOLIS MD 21401

Telephone Number: 443-871-4584

Revised 7/9/2015

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approvals & Inspections

December 17, 2019

Maxim LLC
983 Chesterfield Road
Annapolis MD 21401

RE: Case Number: 2019-0518-A, Rich Ave

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 November 14, 2019. 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/kl

Enclosures

c: People's Counsel
John Mellema 5409 East Drive Arbutus MD 21227
Yonghui Yang 11803 Chapel Woods Court Clarsville MD 21029

12-27-19

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 12/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning



SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-518

INFORMATION:
Property Address: 6122 Rich Avenue, Lot 34
Petitioner: Yonghui Yang, Guizhi Liang
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition a variance from Section 1B02.3.C.1, of the Baltimore County Zoning Regulations (BCZR) to permit a dwelling on a lot with a width of 50 feet in lieu of the required 55 feet.

A site visit was conducted on November 25, 2019. The subject property is located to the north of Rich Avenue and Baltimore National Pike. The site is subject to the Southwest Baltimore County Revitalization Strategy and Western Baltimore County Pedestrian and Bicycle Access Plan.

There is an existing two-story dwelling on lot 35. The applicant is proposing to improve lot 34 with a two-story dwelling. The applicant owns the contiguous lots (#34 and #35). The lots are not undersized. It is Master Plan policy to ensure and improve development with public utilities inside the Urban Rural Demarcation Line (see page 2). From my observation, it does not look like merger of lots occurred between the lots.

The Department of Planning as no objection to granting the petitioned zoning variance relief.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 12/4/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-518

INFORMATION:
Property Address: 6122 Rich Avenue, Lot 34
Petitioner: Yonghui Yang, Guizhi Liang
Zoning: DR 5.5
Requested Action: Variance

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The Department of Planning as no objection to granting the petitioned zoning variance relief.

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

Division Chief:
Jennifer G. Nugent

CPG/JGN/LTM/

c: Josephine Selvakumar
John Mellema Surveyors
Office of the Administrative Hearings
People's Counsel for Baltimore County

12-27-19

RECEIVED
NOV 22 2019
OFFICE OF
ADMINISTRATIVE HEARINGS

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 22, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0518-A
Address Rich Avenue
(Yang & Liang Property)

Zoning Advisory Committee Meeting of **November 15, 2019**.

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

Reviewer: Steve Ford

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 11/20/19

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. 2019-0518-A
Variance
Yonghui Yang, Guizhi Liang
Rich 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@mdot.maryland.gov).

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

February 5, 2020

NOTE TO FILE

Case No: 2019-0517-SPHA and 2019-0518-A

All Exhibits and sign in sheet are with case file number 2019-0517-SPHA

Sherry Nuffer

From: Sherry Nuffer
Sent: Monday, December 30, 2019 9:57 AM
To: Kristen L Lewis
Cc: Michael Mallinoff; Paul Mayhew
Subject: 2019-0517-SPHA and 2019-0518-A

Kristen,

Per Larry these cases never happened on Friday.

The contract purchaser for 2019-0518-A showed. He knew nothing about what was to be presented to get a variance or about a "merger".

No one showed for the 2019-0517-SPHA case at all.

Both cases had the same engineer (assuming that they confused this with an administrative variance).

Larry did open and continue the cases so that the engineer can get a new date.

I am sending the files back to you. Larry will be back on the 2nd if you have any further questions.

Thank you,

Sherry

Sherry Nuffer
Legal Assistant
Baltimore County Office of Administrative Hearings
410-887-3868

CASE NO. 2019-0518-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
11/22	DEPS (if not received, date e-mail sent _____)	NO COMMENT
_____	FIRE DEPARTMENT	_____
12/4	PLANNING (if not received, date e-mail sent _____)	NO Objection
11/20	STATE HIGHWAY ADMINISTRATION	NO Objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/6/19

SIGN POSTING (1st) Date: 12/6/19 by Buellingsley

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

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: **District -** 01 **Account Number -** 0103470791

Owner Information

Owner Name:	YANG YONGHUI LIANG GUIZHI	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	6120 RICH AVE BALTIMORE MD 21228	**Deed Reference:**	/41832/ 00032

Location & Structure Information

Premises Address:	RICH AVE 0-0000	**Legal Description:**	DOUGLAS PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0094	0024	0096	1050082.04	0000			34	2019	Plat Ref:

Special Tax Areas: None
Town: None
Ad Valorem: None
Tax Class: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			10,250 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2019	As of 07/01/2019	As of 07/01/2020
Land:	53,100	70,000		
Improvements	0	0		
Total:	53,100	70,000	58,733	64,367
Preferential Land:	0			0

Transfer Information

Seller: PALMER ARLENE COLLINS	**Date:** 09/05/2019	**Price:** $218,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /41832/ 00032	**Deed2:**
Seller: COLLINS AVON H	**Date:** 10/31/1995	**Price:** $45,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /11281/ 00270	**Deed2:**
Seller: COLLINS CARRIE H	**Date:** 04/23/1992	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /09148/ 00465	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00\|0.00	0.00\|0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

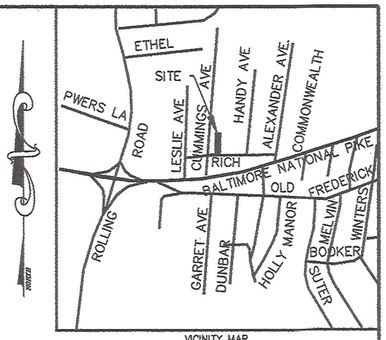
Homeowners' Tax Credit Application Informati

Homeowners' Tax Credit Application Status: No Application **Date:**

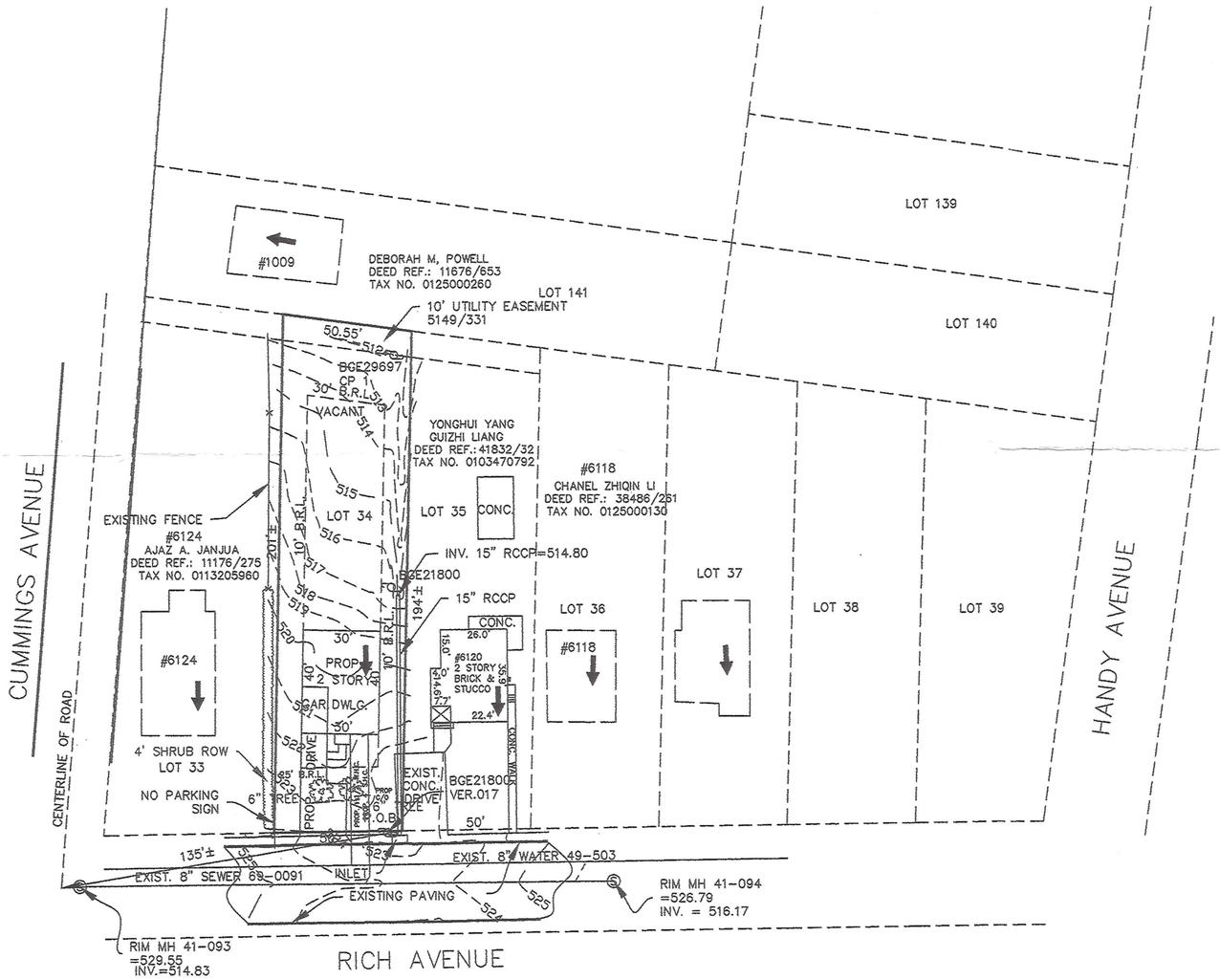

Lot # 143
0104501012
1011
Lot # 142
0108001780
1009
Lot # 141
0125000260
0108000950
0102571110
Lot # 2A
2500001642
1960-4989-XA
R-1984-0006
1015
Pt. Bk. 0000078, Folio 0147
PAI # 010328
R-1968-0067
BM
PAI # 010328PAI # 010328
Pt. Bk./Folio # 078147
PAI # 010328
1 CD SW 2-G
R-1952-2330
2500001640
Lot # 1
1 ED 094C3
CUMMINGS AVE
SITE
DR 5.5
Lot # 37
PAI # 018018
0113205960
0103470791
0103470792
0125000130
0125000120
PAI # 018018 # 33
Lot # 34
Lot # 35
Lot # 36
6124
Pt. Bk./Folio # 007170
6120
6118
6116
Pt. Bk. 0000007, Folio 017
SITE
RICH AVE
R-1959-4602-X
1962-5755-A
1982-0126-SPH
1978-0122-X
1995-0217-SPH
1995-0030-A
0112201550
1952-2285-X
Lot # 1
BL
6120
Lot # 28
CR-1989-0453-A
Lot # 28
Lot # 28
Lot # 28
2200020772
Lot # 28
0108302970
Lot # 22
Lot # 22



PLAT TO ACCOMPANY VARIANCE



VICINITY MAP
SCALE: 1"=1000'



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 1
ZONING: D.R. 5.5
1"=200' SCALE MAP: 094C3

LOT SIZE: 9,908 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES	NO
	☐	☒

SUBDIVISION NAME: PLAT OF DOUGLAS PARK
P.B. W.P.C. NO.7 FOLIO 170

PRIOR ZONING HEARING: N/A
DEED REFERENCE: J.L.E. 41832/32

OWNER: YANG YONGHUI
GUIZHI LIANG
6120 RICH AV,
BALTIMORE MD 21228
PHONE: XXXXXXXXXXXX

TAX NO. 0103470791

DATE: NOVEMBER, 2019
SCALE: 1"=40'

CONTRACT PURCHASER
MAIM LLC
983 CHESTERFIELD ROAD
ANNAPOLIS MD. 21401
PHONE 443-871-4584

#6122 RICH AVENUE
LOT 34
PLAT OF DOUGLAS PARK
BALTIMORE COUNTY, MARYLAND
TAX MAP 94 GRID 24 PARCEL 96
SCALE: 1"=40' DATE: NOVEMBER, 2019

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507

GRAPHIC SCALE

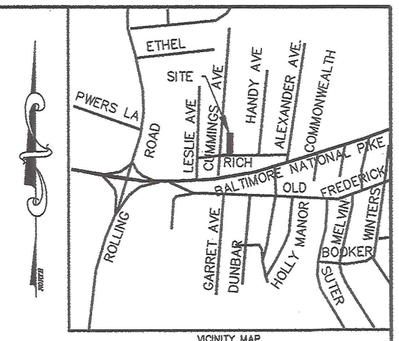
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

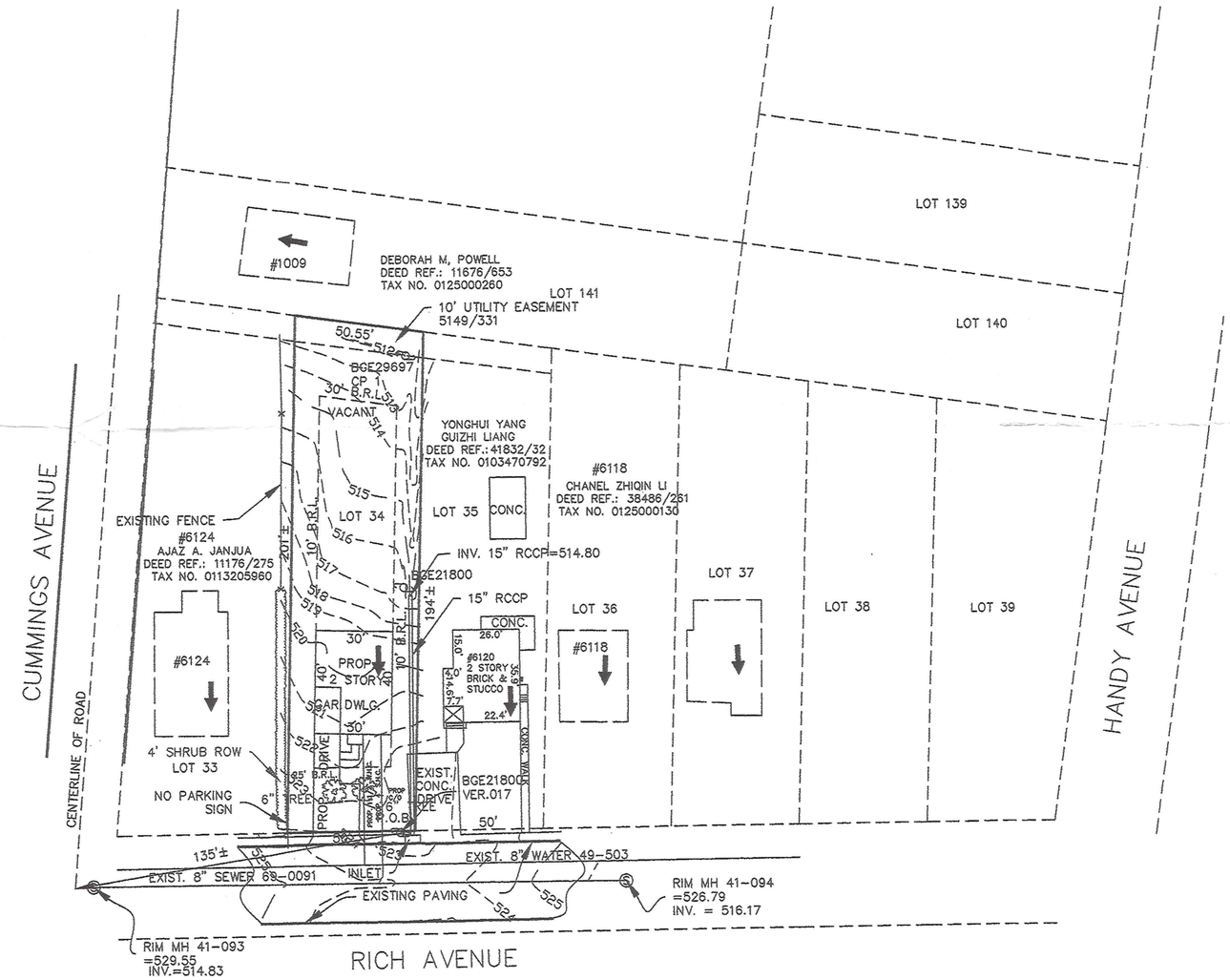
D.R.5.5 REGULATIONS
MINIMUM LOT AREA 6,000 SQ. FT.
MINIMUM LOT WIDTH 55'
MINIMUM FRONT YARD SETBACK 25'/AVERAGE
MINIMUM SIDE YARD SETBACK 10'
MINIMUM REAR YARD SETBACK 30'

CASE # 2019-0518-A

PLAT TO ACCOMPANY VARIANCE



VICINITY MAP
SCALE: 1"=1000'



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 1
ZONING: D.R. 5.5
1"=200' SCALE MAP: 094C3

LOT SIZE: 9,908 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA	YES	NO
	☐	☒

SUBDIVISION NAME: PLAT OF DOUGLAS PARK
P.B. W.P.C. NO.7 FOLIO 170

PRIOR ZONING HEARING: N/A
DEED REFERENCE: J.L.E. 41832/32

OWNER: YANG YONGHUI
GUIZHI LIANG
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BALTIMORE MD 21228
PHONE: XXXXXXXXXXXX

TAX NO. 0103470791

DATE: NOVEMBER, 2019
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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#6122 RICH AVENUE
LOT 34
PLAT OF DOUGLAS PARK
BALTIMORE COUNTY, MARYLAND
TAX MAP 94 GRID 24 PARCEL 96
SCALE: 1"=40' DATE: NOVEMBER, 2019

CASE # 2019.0516A