



# 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 3925 LUMO CIRCLE which is presently zoned DR 5.5  
 Deed References: 24381/00196 10 Digit Tax Account # 1800004721  
 Property Owner(s) Printed Name(s) PAMELA WRENCH, WILBERT WRENCH

(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)  
 BCZR: 432A.1.A.3, 432A.1.C.1, 432A.1.C.2 → To permit an Assisted Living Facility (ALF-I) within 1000 feet of an existing ALF-I, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line.

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

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

Pamela Wrench Wilbert Wrench  
 Name #1 - Type or Print Name #2 - Type or Print  
Pamela Wrench Wilbert Wrench  
 Signature #1 Signature #2  
3925 LUMO CIR. RANDALLSTOWN, MD.  
 Mailing Address City State  
21133 (443) 742-6235 pamwrench@  
 Zip Code Telephone # Email Address  
VERIZON.NET

## Representative to be contacted:

Pamela Wrench  
 Name - Type or Print  
Pamela Wrench  
 Signature  
3925 LUMO CIR. RANDALLSTOWN, MD.  
 Mailing Address City State  
21133 443 742-6235 pamwrench@  
 Zip Code Telephone # Email Address  
VERIZON.NET

CASE NUMBER 2070-0036-A Filing Date 2/7/20 Do Not Schedule Dates: \_\_\_\_\_ Reviewer JS

3925 Lumo Circle, 21133

2020-0036-A

Property Description

East side of Lumo Circle (50' wide) at a distance of 190' northeast of the intersection with Dono Court (50' wide). Containing 0.19 acres located in the 2<sup>nd</sup> Election District and 4<sup>th</sup> Councilmatic District.

---

My home, the subject property is unique in its amenities, particularly the in ground pool and three level deck in the backyard of the home. The yard is ideal for family gatherings, barbeques, and celebrations. It would be available to all residents of the ALF for their enjoyment.

I have been employed for over 20yrs as a RN in the hospital setting. Having worked in healthcare, I have gained an appreciation for working with and caring for the elderly, this is my passion. As I get closer to retirement, my wish would be to continue to provide quality care to those who need it the most, in the setting of my home. I, as the manager, an experienced RN along with a professionally trained staff would be committed to caring for the residents and providing great quality care. Life and work can often make it difficult for families to provide the kind of care to their loved ones as they experience declines related to aging. I want to be an extension of the family, in which they have a safe and loving environment. The ALF will be licensed by the office of healthcare quality and will be held to a very high standard if a variance shall be granted. Strict compliance with the BCZR would cause a great deal of hardship, being that I would have to relocate, rent, or purchase another property. Due to the financial limitations I have to start this endeavor and take this risk.

Thank you in advance for your time and consideration,

Pamela Wrench

*Pamela Wrench*

2020-0036-A



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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):

Pamela Wrench Wilbert Wrench  
 Name #1 - Type or Print Name #2 - Type or Print

Pamela Wrench Wilbert Wrench  
 Signature #1 Signature #2

3925 LUMO CIR. Randallstown, Md.  
 Mailing Address City State

21133 (443) 742-6235 PAMWRENCH@  
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VERIZON.NET

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 Name - Type or Print

Pamela Wrench  
 Signature

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Thank you in advance for your time and consideration,

Pamela Wrench

*Pamela Wrench*

2020-0036-A

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

No. **195433**

**PAID RECEIPT**

Date: **2/7/20**

BUSINESS - ACTUAL TIME 11:40:41  
 2/10/2020 2/07/2020 3

REC/US03 WALKIN CAN  
 >>RECEIPT: 051607 2/07/2020 OFCN

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount   |
|------|------|------|----------|----------------|-------------|----------|---------|----------|
| 001  | 806  | 0000 |          | 650            |             |          |         | \$ 75.00 |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |
|      |      |      |          |                |             |          |         |          |

529 ZONING VERIFICATION  
 Rec Tot: 75.00  
 179.00 CK 100.00 CA  
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **WRENCH**

For: **2070-0036-A**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

Date: 3-18-20

RE: Case Number: 2020-0036-A RECERT

Petitioner/Developer: Wrench

Date of Hearing/Closing: 3-23-20 11AM

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 3925 Lume Circle

The signs(s) were posted on RECERT 3-18-20  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

#2

# ZONING NOTICE

CASE # 2020-0036-A

**A PUBLIC HEARING WILL BE HELD BY  
ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: JEFFERSON BUILDING ROOM 205  
105 W. CHESAPEAKE AVE TOWSON 21204

DATE AND TIME: MONDAY MARCH 23, 2020 11AM

REQUEST: VARIANCE TO PERMIT AN ASSISTED LIVING  
FACILITY (ALF-1) WITHIN 1000 FT OF AN EXISTING  
WAY IN LIEU OF THE REQUIRED PARKING IN THE FRONT DRIVE-  
LF PERR. AT LEAST 10 FT. FROM THE PROPERTY LINE

POSTPONEMENTS DUE TO WEATHER OR OTHER  
TO COME  
DO NOT

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DATE AND TIME: MONDAY, MARCH 23, 2020 11AM

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IN LIEU OF THE REQUIRED PARKING IN THE SIDE OF REAR,  
AT LEAST 10 FT. FROM THE PROPERTY LINE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY  
TO CONFIRM HEARING CALL 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL NOTIFIED

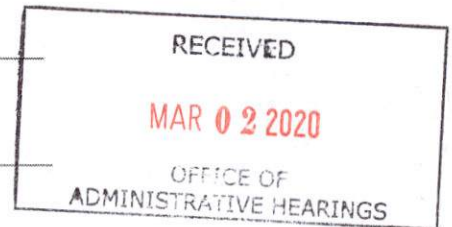
INITIAL POSTING  
CERTIFICATE OF POSTING

Date: 3-2-20

RE: Case Number: 2020-0036-A

Petitioner/Developer: Wrench

Date of Hearing/Closing: 3-23-20 11AM



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(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

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POSTPONEMENTS DUE TO WEATHER OR OTHER CAUSES

OFFICE OF  
ADMINISTRATIVE HEARINGS

MAR 02 2020

RECEIVED

#2  
**ZONING** NOTICE

CASE # 2020-0036-A

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ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

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POSTPONEMENTS DUE TO WEATHER OR  
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RECEIVED

MAR 02 2020

OFFICE OF  
ADMINISTRATIVE HEARINGS

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POSTPONEMENTS DUE TO WEATHER OR OTHER  
DO NOT... TO CON...

## Sherry Nuffer

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**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Wednesday, March 18, 2020 4:12 PM  
**To:** Administrative Hearings; Pamela Wrench; Kristen L Lewis  
**Subject:** 2020-0036-A RECERT 3925 Lumo Circle  
**Attachments:** 3925 Lumo Recert.pdf; DSC\_1019.JPG; DSC\_1020.JPG

**CAUTION:** This message from lpilson@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

# INITIAL POSTING

## CERTIFICATE OF POSTING

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(Month, Day, Year)

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(Street Address of Sign Poster)

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(Telephone Number of Sign Poster)

# 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:

3/3/2020

Order #: 11857143  
Case #: 2020-0036-A  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0036-A

*Darlene Miller*  
Darlene Miller, Public Notice Coordinator  
(Representative Signature)

### 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: 2020-0036-A

3925 Lumo Circle

E/s Lumo Circle, northeast of Dono Court

2nd Election District - 4th Councilmanic District

Legal Owners: Pamela Wrench, Wilbert Wrench

Variance to permit an Assisted Living Facility (ALF-1) within 1000 ft. of an existing ALF-1, and to allow parking in the front driveway in lieu of the required parking in the side of rear, at least 10 ft., from the property line.

Hearing: Monday, March 23, 2020 at 11:00 a.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 ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

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POSTPONEMENTS DUE TO WEATHER OR OTHER

100

# THE NEW YORK PUBLIC LIBRARY

[illegible]
$$= \frac{1}{2} \left( \frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$
[illegible]

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2020-036-A

\* \* \* \* \*

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 Zimmermann

Leah S. Demler

FEB 20 2020

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

I HEREBY CERTIFY that on this 20<sup>th</sup> day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Pamela Wrench, 3925 Lumo Circle, Randallstown, Maryland 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

February 18, 2020

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff  
Director

MM:kl

C: Mr. & Mrs. Wrench, 3925 Lumo Circle, Randallstown 21133

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 3, 2020.**
- (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  
Tuesday, March 3, 2020 – Issue

Please forward billing to:  
Pamela Wrench  
3925 Lumo Circle  
Randallstown, MD 21133

443-742-6235

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Michael Mallinoff  
Director of Permits, Approvals and Inspections for Baltimore County

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**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/neighbors 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.**

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---

**For Newspaper Advertising:**

Case Number: 2020-0036-A

Property Address: 3925 LUMD CIRCLE, 21133

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): PAMELA + WILBERT WRENCH

Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: PAMELA WRENCH

Company/Firm (if applicable): \_\_\_\_\_

Address: 3925 LUMD CIRCLE  
RANDOLPHSTOWN, MD 21133

Telephone Number: 443-742-6235

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Acting Secretary  
Tim Smith, P.E.  
Acting Administrator

Date: 2/20/20

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. 2020-0036-A

Variance  
Pamela Wrench  
3925 Lumo Circle

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](mailto:rzeller@mdot.maryland.gov)).

Sincerely,



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

WW/RAZ



JOHN A. OLSZEWSKI, JR.  
*County Executive*

PAUL M. MAYHEW  
*Managing Administrative Law Judge*  
LAWRENCE M. STAHL  
*Administrative Law Judge*

June 25, 2020

Pamela Wrench  
3925 Lumo Circle  
Randallstown, MD 21133

RE: Petition for Variance – 3925 Lumo Circle  
Case No. 2020-0036-A

Dear Ms. Wrench:

As you may recall, the above-referenced Petition was originally scheduled to come before the Office of Administrative Hearings on March 23, 2020. Due to the Covid-19 pandemic, this matter was postponed. However, when the Office of Zoning Review attempted to reschedule your case in May, you indicated you wanted to withdraw the petition.

As of this date, neither the Office of Zoning Review nor the Office of Administrative Hearings has received your withdrawal letter. As such, unless you contact this Office, **in writing**, within thirty (30) days of the date hereof, this Office will close its file, and your matter will be considered withdrawn.

An email sent to [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov) will be acceptable.

Sincerely,

  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw

c: PAI, Office of Zoning Review

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** 3/11/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 20-036



**INFORMATION:**

**Property Address:** 3925 Lumo Circle  
**Petitioner:** Pamela Wrench, Wilbert Wrench  
**Zoning:** DR 5.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance under Sections 432A.1.A.3, 432A.1.C.1 and 432A.1.C.2 of the Baltimore County Zoning Regulations (BCZR) to permit an assisted living facility I (ALF-I) within 1000 feet of an existing ALF-I, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line.

A site visit was conducted on February 20, 2020 and the property appears to be in good condition.

Please note, along with the zoning petition, the applicants have also filed a zoning use permit to allow for an ALF-1 for a maximum of four beds.

The Department of Planning has no objection granting the zoning petition request conditioned upon:

1. Providing a minimum of four feet fence around the existing pool.
2. Providing substantial landscaping or fence along the east side of the property line to screen the extension of the driveway and parking pad.
3. The exterior of the existing dwelling shall not be altered.
4. No signs that identify the property as an assisted living facility shall be erected on the premises.
5. The outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass).

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

Date: [Click here to enter a date.](#)

Subject: ZAC # 20-036

Page 2

CPG/JGN/kma/

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Pamela Wrench

Office of the Administrative Hearings

People's Counsel for Baltimore County

3-23-20

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: February 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0036-A  
Address 3925 Lumo Circle  
(Wrench Property)

Zoning Advisory Committee Meeting of **February 24, 2020.**

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

Reviewer: Steve Ford

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/11/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-036

**INFORMATION:**

**Property Address:** 3925 Lumo Circle  
**Petitioner:** Pamela Wrench, Wilbert Wrench  
**Zoning:** DR 5.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance under Sections 432A.1.A.3, 432A.1.C.1 and 432A.1.C.2 of the Baltimore County Zoning Regulations (BCZR) to permit an assisted living facility I (ALF-I) within 1000 feet of an existing ALF-I, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line.

A site visit was conducted on February 20, 2020 and the property appears to be in good condition.

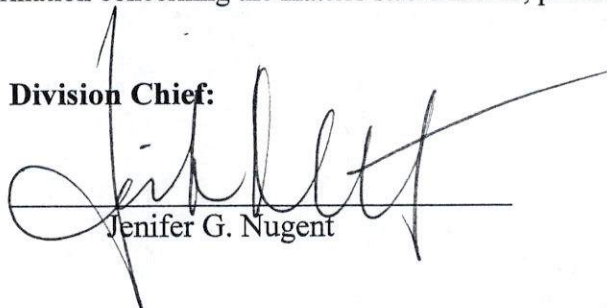
Please note, along with the zoning petition, the applicants have also filed a zoning use permit to allow for an ALF-1 for a maximum of four beds.

The Department of Planning has no objection granting the zoning petition request conditioned upon:

1. Providing a minimum of four feet fence around the existing pool.
2. Providing substantial landscaping or fence along the east side of the property line to screen the extension of the driveway and parking pad.
3. The exterior of the existing dwelling shall not be altered.
4. No signs that identify the property as an assisted living facility shall be erected on the premises.
5. The outdoor areas of the property shall be properly maintained (i.e., no litter, debris or tall grass).

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Division Chief:**



Jennifer G. Nugent

Date: [Click here to enter a date.](#)

Subject: ZAC # 20-036

Page 2

CPG/JGN/kma/

c: Ngone Seye Diop

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Pamela Wrench

Office of the Administrative Hearings

People's Counsel for Baltimore County

# ZAC AGENDA

---

**Case Number:** 2020-0036-A      **Reviewer:** Jason Seidelman  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Pamela Wrench  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 2    **Council Dist:** 4

**Property Address:** 3925 LUMO CIR

**Location:** E/S of Lumo Circle (50') 190' NE of Dono Court (50').

**Existing Zoning:** DR 5.5

**Area:** 0.19 AC

**Proposed Zoning:**

VARIANCE:

BCZR 432A.1.A.3, 432A.1.C.1, 432A.1.C.2. To permit an Assisted Living Facility (ALF-1) within 1000 feet of an existing ALF-1, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

---

8/15/20  
Please  
Put  
Case File  
Per  
Database  
Case is  
Closed

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                             | View GroundRent Redemption                  | View GroundRent Registration                                        |
|----------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------|
| <b>Special Tax Recapture:</b> None                                   |                                             |                                                                     |
| <b>Account Identifier:</b> District - 02 Account Number - 1800004721 |                                             |                                                                     |
| Owner Information                                                    |                                             |                                                                     |
| <b>Owner Name:</b>                                                   | WRENCH WILBERT<br>WRENCH PAMELA             | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES          |
| <b>Mailing Address:</b>                                              | 3925 LUMO CIR<br>RANDALLSTOWN MD 21133-3635 | <b>Deed Reference:</b> /24381/ 00196                                |
| Location & Structure Information                                     |                                             |                                                                     |
| <b>Premises Address:</b>                                             | 3925 LUMO CIR<br>0-0000                     | <b>Legal Description:</b> .19 AC<br>3925 LUMO CIR<br>MCDONOGH MANOR |
| <b>Map:</b>                                                          | <b>Grid:</b>                                | <b>Parcel:</b>                                                      |
| 0077                                                                 | 0002                                        | 0767                                                                |
| <b>Neighborhood:</b>                                                 | <b>Subdivision:</b>                         | <b>Section:</b>                                                     |
| 2030031.04                                                           | 0000                                        | D                                                                   |
| <b>Block:</b>                                                        | <b>Lot:</b>                                 | <b>Assessment Year:</b>                                             |
| 18                                                                   | 2019                                        |                                                                     |
| <b>Plat No:</b>                                                      |                                             | <b>Plat Ref:</b>                                                    |
|                                                                      |                                             | 0041/ 0119                                                          |
| <b>Town:</b> None                                                    |                                             |                                                                     |
| <b>Primary Structure Built</b>                                       | <b>Above Grade Living Area</b>              | <b>Finished Basement Area</b>                                       |
| 1985                                                                 | 1,132 SF                                    | 700 SF                                                              |
| <b>Property Land Area</b>                                            | <b>County Use</b>                           |                                                                     |
| 8,276 SF                                                             | 04                                          |                                                                     |
| <b>Stories</b>                                                       | <b>Basement</b>                             | <b>Type</b>                                                         |
| Split Foyer                                                          | YES                                         | SPLIT FOYER                                                         |
| <b>Exterior</b>                                                      | <b>Quality</b>                              | <b>Full/Half Bath</b>                                               |
| SIDING/                                                              | 3                                           | 3 full                                                              |
| <b>Garage</b>                                                        | <b>Last Notice of Major Improvements</b>    |                                                                     |
|                                                                      |                                             |                                                                     |
| Value Information                                                    |                                             |                                                                     |
|                                                                      | <b>Base Value</b>                           | <b>Value</b>                                                        |
|                                                                      |                                             | As of                                                               |
|                                                                      |                                             | 01/01/2019                                                          |
| <b>Land:</b>                                                         | 56,000                                      | 56,000                                                              |
| <b>Improvements</b>                                                  | 160,000                                     | 170,200                                                             |
| <b>Total:</b>                                                        | 216,000                                     | 226,200                                                             |
| <b>Preferential Land:</b>                                            | 0                                           | 0                                                                   |
|                                                                      |                                             | <b>Phase-in Assessments</b>                                         |
|                                                                      |                                             | As of                                                               |
|                                                                      |                                             | 07/01/2019                                                          |
|                                                                      |                                             | As of                                                               |
|                                                                      |                                             | 07/01/2020                                                          |
|                                                                      |                                             | 219,400                                                             |
|                                                                      |                                             | 222,800                                                             |
| Transfer Information                                                 |                                             |                                                                     |
| <b>Seller:</b> ANDREWS VINNETT                                       | <b>Date:</b> 08/28/2006                     | <b>Price:</b> \$330,000                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /24381/ 00196                 | <b>Deed2:</b>                                                       |
| <b>Seller:</b> SPENCE KATURAH                                        | <b>Date:</b> 06/23/2005                     | <b>Price:</b> \$285,000                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /22094/ 00038                 | <b>Deed2:</b>                                                       |
| <b>Seller:</b> MCCARTHY CLETON                                       | <b>Date:</b> 03/25/2002                     | <b>Price:</b> \$135,000                                             |
| <b>Type:</b> ARMS LENGTH IMPROVED                                    | <b>Deed1:</b> /16243/ 00515                 | <b>Deed2:</b>                                                       |
| Exemption Information                                                |                                             |                                                                     |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                                | <b>07/01/2019</b>                                                   |
| <b>County:</b>                                                       | 000                                         | 0.00                                                                |
| <b>State:</b>                                                        | 000                                         | 0.00                                                                |
| <b>Municipal:</b>                                                    | 000                                         | 0.00 0.00                                                           |
| <b>Special Tax Recapture:</b> None                                   |                                             |                                                                     |
| Homestead Application Information                                    |                                             |                                                                     |
| <b>Homestead Application Status:</b> Approved 02/14/2012             |                                             |                                                                     |
| Homeowners' Tax Credit Application Information                       |                                             |                                                                     |
| <b>Homeowners' Tax Credit Application Status:</b> No Application     |                                             |                                                                     |
| <b>Date:</b>                                                         |                                             |                                                                     |

PM 3-23-2020  
11 Am

**Debra Wiley**

**From:** Larry Pilson <lpilson@hotmail.com>  
**Sent:** Monday, March 2, 2020 12:43 PM  
**To:** Administrative Hearings; Pamela Wrench  
**Subject:** 2020-0036-A 3925 Lumo Circle Initial Posting  
**Attachments:** 3925 Lumo cert.pdf; DSC\_1005.JPG; DSC\_1006.JPG



**CAUTION:** This message from lpilson@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

✓ 3-23-2020  
11am

---

**Sherry Nuffer**

**From:** Sherry Nuffer  
**Sent:** Tuesday, March 17, 2020 9:56 AM  
**To:** 'pamwrench@verizon.net'  
**Subject:** Hearing date for 3-23-2020

Mrs. Wrench,

Per our conversation on Tuesday March 17, 2020 this is a follow-up e-mail.

Due to the coronavirus, we will not be conducting public hearings during the month of March. Therefore, Case No. 2020-0036-A scheduled for Monday, March 23, 2020 @ 11:00 AM has been postponed; this information is reflected on the County's website. For your reference, please see the following link:  
<https://www.baltimorecountymd.gov/Agencies/adminhearings/index.html>

We would kindly ask if you could notify all interested parties of this postponement, and this will be rescheduled as soon as possible. Please feel free to contact our office if you have any questions and/or concerns and thanks for your patience during this time.

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

Spoke to Pamela Wrench  
on 3-17-2020 @ 9:50AM



# 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 3925 LUMO CIRCLE which is presently zoned DR 5.5  
 Deed References: 21381/00196 10 Digit Tax Account # 1800004721  
 Property Owner(s) Printed Name(s) PAMELA WRENCH, WILBERT WRENCH

(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)

BCZR: 432A.1.A.3, 432A.1.C.1, 432A.1.C.2 → To permit an Assisted Living Facility (ALF-I) within 1000 feet of an existing ALF-I, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line.

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)

Spoke to Pamela on 3-17-2020 9:50am

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):

Pamela Wrench, Wilbert Wrench

Name #1 - Type or Print

Name #2 - Type or Print

Pamela Wrench, Wilbert Wrench

Signature #1

Signature #2

3925 LUMO CIR. RANDALLSTOWN, MD.

Mailing Address City State

21133 (443) 742-6235, pamwrench@

Zip Code Telephone # Email Address

VERIZON.NET

Representative to be contacted:

Pamela Wrench

Name - Type or Print

Pamela Wrench

Signature

3925 LUMO CIR. RANDALLSTOWN, MD.

Mailing Address City State

21133, 443 742-6235, pamwrench@

Zip Code Telephone # Email Address

VERIZON.NET

CASE NUMBER 2020-0036-A Filing Date 2/7/20 Do Not Schedule Dates: Reviewer JS

# Zoning Case History Database

considered withdrawn. An email sent to

administrativehearings@baltimorecountymd.gov will be acceptable.

 DWILEY

Log Out

 Home

 Hearings Calendar

 Reports

Having received no written response from Petitioner, case is closed and considered withdrawn on August 5, 2020.

08

## Hearing / Administrative Variance Information

| Hearing Location                                                                                                                                                           | Hearing Date & Time                      | Hearing Continued From | Hearing Rescheduled From |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------|--------------------------|
|  JEFFERSON<br>BUILDING 105<br>WEST<br>CHESAPEAKE<br>AVENUE<br>TOWSON, MD<br>21204 Rm. 205 | Monday,<br>March 23,<br>2020 11:00<br>AM | -                      | -                        |

## Petition Information

Update Pet

Contract Purchaser

Attorney

Filing Date

02/ Census  
Tract
Existing  
Zoning  
Class
Existing  
District
North/S  
Coordir
Requested  
District
East/W  
Coordir

# Zoning Case History Database

 DWILEY

[Log Out](#)
 Home

 Hearings Calendar

 Reports

 Requested  
Zoning  
Class
 [Update Pet](#)

## Planning Comments

| Date Received | Date due   | Reviewer      | No Comment? | Returned? | Ret  |
|---------------|------------|---------------|-------------|-----------|------|
| 02/19/2020    | 02/28/2020 | Ngone S. Diop | Yes         | Yes       | 03/1 |



## Petition Requests

[Create New Petition Request](#)

 Petition  
Review

| Petition Type                                                                                | Petition Request                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  VARIANCE | BCZR 432A.1.A.3, 432A.1.C.1, 432A.1.C.2. To permit an Assisted Living Facility (ALF-1) within 1000 feet of an existing ALF-1, and to allow parking in the front driveway in lieu of the required parking in the side or rear, at least 10 feet from the property line. |



## Law Judge/Appeals/Courts Information

[Update Law J](#)

 Admin. Law  
Judge  
Information

## **Debra Wiley**

---

**From:** Debra Wiley  
**Sent:** Thursday, June 25, 2020 12:31 PM  
**To:** Kristen L Lewis; Donna Mignon  
**Subject:** RE: Case No. 2020-0036-A - 3925 Lumo Circle

You're welcome, and we will issue a Dismissal once appropriate.

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

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>  
Sent: Thursday, June 25, 2020 12:30 PM  
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>  
Subject: RE: Case No. 2020-0036-A - 3925 Lumo Circle

Thank you, I will place this in the file.

Kristen Lewis  
PAI – Zoning Review  
410-887-3391

-----Original Message-----

From: Debra Wiley  
Sent: Thursday, June 25, 2020 12:27 PM  
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>  
Subject: Case No. 2020-0036-A - 3925 Lumo Circle

Hi Ladies,

FYI: Please see attached regarding the above.

30 days = July 27th

Thanks and enjoy your afternoon.

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

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>

Sent: Thursday, June 25, 2020 12:25 PM  
To: Debra Wiley <dwiley@baltimorecountymd.gov>  
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 06.25.2020 12:24:45 (-0400)  
Queries to: adminhearingscpr@baltimorecountymd.gov

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                      | View GroundRent Redemption                  | View GroundRent Registration                                 |
|---------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------|
| Special Tax Recapture: None                                   |                                             |                                                              |
| Account Identifier: District - 02 Account Number - 1800004721 |                                             |                                                              |
| Owner Information                                             |                                             |                                                              |
| Owner Name:                                                   | WRENCH WILBERT<br>WRENCH PAMELA             | Use:<br>Principal Residence: RESIDENTIAL<br>YES              |
| Mailing Address:                                              | 3925 LUMO CIR<br>RANDALLSTOWN MD 21133-3635 | Deed Reference: /24381/ 00196                                |
| Location & Structure Information                              |                                             |                                                              |
| Premises Address:                                             | 3925 LUMO CIR<br>0-0000                     | Legal Description: .19 AC<br>3925 LUMO CIR<br>MCDONOGH MANOR |
| Map: 0077                                                     | Grid: 0002                                  | Parcel: 0767                                                 |
| Neighborhood: 2030031.04                                      | Subdivision: 0000                           | Section: .                                                   |
| Block: D                                                      | Lot: 18                                     | Assessment Year: 2019                                        |
| Plat No: 0041/ 0119                                           |                                             | Plat Ref: 0041/ 0119                                         |
| Town: None                                                    |                                             |                                                              |
| Primary Structure Built                                       | Above Grade Living Area                     | Finished Basement Area                                       |
| 1985                                                          | 1,132 SF                                    | 700 SF                                                       |
| Property Land Area                                            | County Use                                  |                                                              |
| 8,276 SF                                                      | 04                                          |                                                              |
| Stories                                                       | Basement                                    | Type                                                         |
| Split Foyer                                                   | YES                                         | SPLIT FOYER                                                  |
| Exterior                                                      | Quality                                     | Full/Half Bath                                               |
| SIDING/                                                       | 3                                           | 3 full                                                       |
| Garage                                                        | Last Notice of Major Improvements           |                                                              |
|                                                               |                                             |                                                              |
| Value Information                                             |                                             |                                                              |
|                                                               | Base Value                                  | Value                                                        |
|                                                               |                                             | As of                                                        |
|                                                               |                                             | 01/01/2019                                                   |
|                                                               |                                             | Phase-in Assessments                                         |
|                                                               |                                             | As of                                                        |
|                                                               |                                             | 07/01/2019                                                   |
|                                                               |                                             | As of                                                        |
|                                                               |                                             | 07/01/2020                                                   |
| Land:                                                         | 56,000                                      | 56,000                                                       |
| Improvements                                                  | 160,000                                     | 170,200                                                      |
| Total:                                                        | 216,000                                     | 226,200                                                      |
| Preferential Land:                                            | 0                                           | 0                                                            |
| Transfer Information                                          |                                             |                                                              |
| Seller: ANDREWS VINNETT                                       | Date: 08/28/2006                            | Price: \$330,000                                             |
| Type: ARMS LENGTH IMPROVED                                    | Deed1: /24381/ 00196                        | Deed2:                                                       |
| Seller: SPENCE KATURAH                                        | Date: 06/23/2005                            | Price: \$285,000                                             |
| Type: ARMS LENGTH IMPROVED                                    | Deed1: /22094/ 00038                        | Deed2:                                                       |
| Seller: MCCARTHY CLETON                                       | Date: 03/25/2002                            | Price: \$135,000                                             |
| Type: ARMS LENGTH IMPROVED                                    | Deed1: /16243/ 00515                        | Deed2:                                                       |
| Exemption Information                                         |                                             |                                                              |
| Partial Exempt Assessments:                                   | Class                                       |                                                              |
| County:                                                       | 000                                         | 07/01/2019                                                   |
| State:                                                        | 000                                         | 0.00                                                         |
| Municipal:                                                    | 000                                         | 0.00                                                         |
|                                                               |                                             | 0.00 0.00                                                    |
|                                                               |                                             | 0.00 0.00                                                    |
| Special Tax Recapture: None                                   |                                             |                                                              |
| Homestead Application Information                             |                                             |                                                              |
| Homestead Application Status: Approved 02/14/2012             |                                             |                                                              |
| Homeowners' Tax Credit Application Information                |                                             |                                                              |
| Homeowners' Tax Credit Application Status: No Application     |                                             |                                                              |
| Date:                                                         |                                             |                                                              |

3/23/20 11 Am

## Debra Wiley

---

**From:** Kristen L Lewis  
**Sent:** Tuesday, June 23, 2020 2:23 PM  
**To:** Debra Wiley  
**Subject:** RE: March Hearings

Hi Debbie,

I spoke with Pamela Wrench (2020-0036-A ) back on 5/28 and she indicated that she wanted to withdraw her petition and would be sending me a letter in the mail, I have yet to receive the letter. 2020-0005-X was postponed from the original date in March and reset to April due to something with the attorney and additional paperwork being needed. I tried to contact Mr. Moran to set up a new date but had not heard back. I'm not sure though how people would know whose case was scheduled before there's though if they don't know how they were scheduled in the beginning, that would take some research lol, thankfully they are just inquiring about their own over here. I am calling those in the order that they were previously scheduled and if I am not able to reach them, I move on to the next case. Some people just aren't getting back to me at all or until days later where the date is no longer giving them time for 20 day posting. Hope that helps.

*Kristen Lewis*  
PAI - Zoning Review  
410-887-3391

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**From:** Debra Wiley  
**Sent:** Tuesday, June 23, 2020 1:54 PM  
**To:** Kristen L Lewis <klewis@baltimorecountymd.gov>  
**Subject:** March Hearings

Hi Kristen,

Just called and Jenae said you were at lunch. So I get to bother you via email ... lol

There are 2 hearings that were cancelled in March and we have not seen them reset yet. I know you indicated some people did not want to do WebEx so was wondering if you could just tell me if they're to be scheduled shortly. As we're starting to get some complaints, we are trying to avoid anyone calling to complain about someone else's being held first. And I had a call from someone yesterday who indicated their hearing was originally for March and then got reset to April so not sure how you're working on that one.

Anyway, here they are:

2020-0005-X - 920 Essex Ave.  
(orig. 3/17 & then 4/7)

2020-0036-A - 3925 Lumo Circle  
(orig. 3/23)

Thanks again Kristen.

Debra Wiley, Legal Administrative Secretary  
Baltimore County Office of Administrative Hearings

CASE NO. 2019-

2020  
0036-A

(323-20)  
HAM

## CHECKLIST

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

\_\_\_\_\_  
DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

2-20  
DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

\_\_\_\_\_  
FIRE DEPARTMENT

3-17  
PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

\_\_\_\_\_  
STATE HIGHWAY ADMINISTRATION

\_\_\_\_\_  
TRAFFIC ENGINEERING

\_\_\_\_\_  
COMMUNITY ASSOCIATION

\_\_\_\_\_  
ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 3-2-20 by Pison

SIGN POSTING (2<sup>nd</sup>) Date: 3-18-20 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: \_\_\_\_\_

(2)

File No. ACC-335  
 Consideration:  
 \$330,000.00  
 Tax Map # 18-00-  
 004721  
 Grantees  
 Address:  
 3925 LUMO  
 CIRCLE,  
 RANDALLSTOW  
 N, MD 21133

**THIS Deed**, made this 31st day of July, 2006, by and between VINNETT ANDREWS BY KIMBERLY R. MERRITT <sup>kan</sup> HER ATTORNEY IN FACT AND MILTON ANDREWS, Grantors and parties of the first part and WILBERT WRENCH and PAMELA WRENCH, HIS WIFE, Grantees and parties of the second part.

**WITNESSETH:**

That in consideration of the sum of Three Hundred Thirty Thousand and 00/100 (\$330,000.00) Dollars, the receipt whereof is hereby acknowledged the said parties of the first part doth grant and convey to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's, their personal representatives and assigns, the fee simple interest in all that lot of ground situate in Baltimore County and described as follows, that is to say:

NO. 3925 LUMO CIRCLE, RANDALLSTOWN, MD 21133

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same lot of ground in a Deed dated June 15, 2005 and recorded among the Land Records of Baltimore County, in liber 22094 folio 38, which was granted and conveyed by Katurah Spence unto Vinnett Andrews and Milton Andrews.

See Special Power of Attorney dated July 25, 2006 and intended to be recorded immediately prior hereto among the Land Records of Baltimore County wherein VINNETT ANDREWS appointed KIMBERLY R. MERRITT, her attorney in fact.

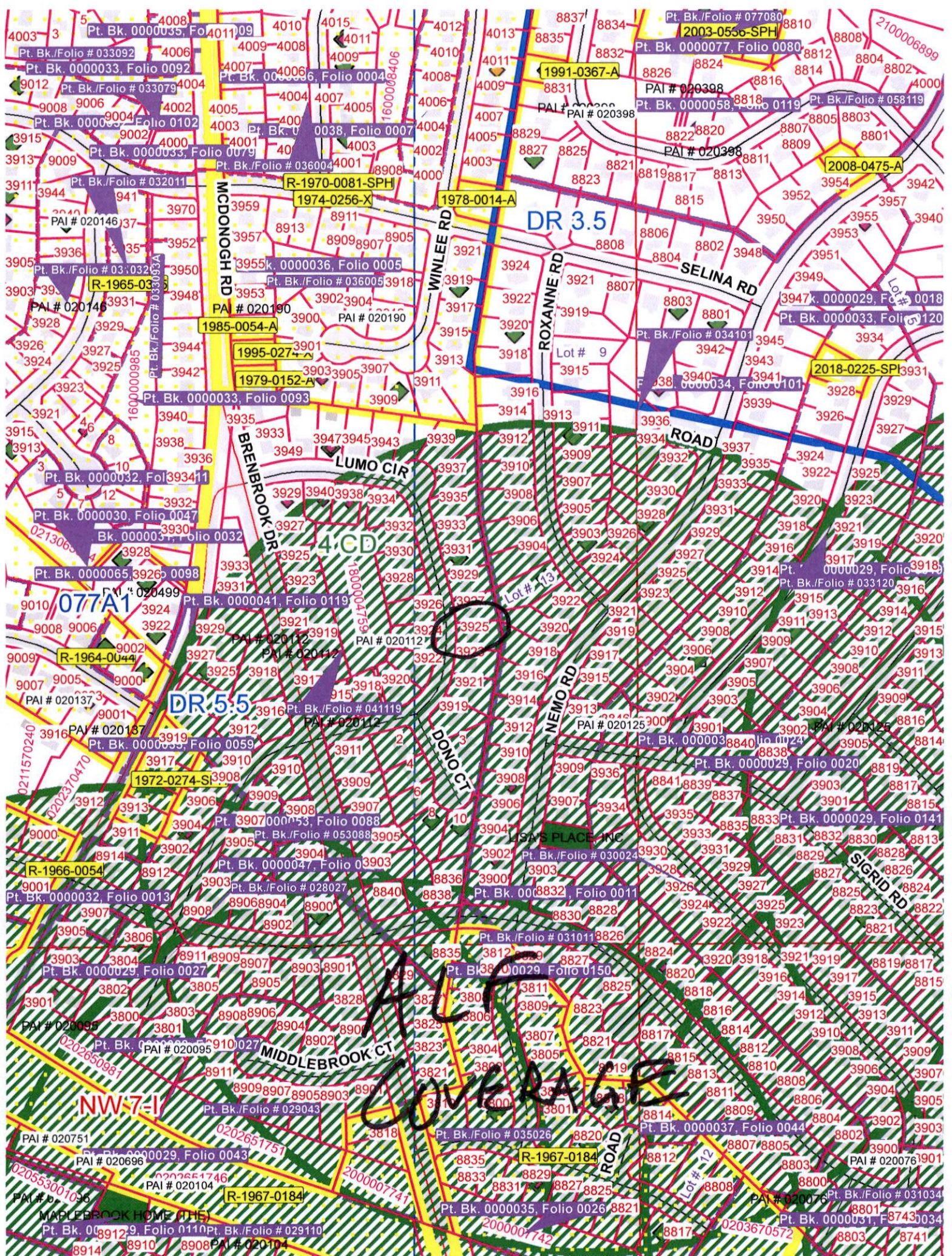
Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part, as tenants by the entirety, their assigns, the survivor of them and unto the survivor's, their personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.









24

24/10/20



2

2000

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director  
Department of Permits, Approvals

DATE: 02/10/2020

FROM: *EFC for VKD*  
Vishnu Desai, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For February 24, 2020  
Item No. 2020-0036-A, 0038-SPH, 0039-SPHA, 0040-SPHA, 0042-A,  
0043-A & 0045-A

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

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VKD: cen  
cc: file

# SITE PLAN FOR ALF I

ING USE PERMIT  
N FOR ASSISTED LIVING FACILITY I FOR A MAXIMUM OF 4 BEDS

5 LUMO CIRCLE  
IMORE COUNTY MD 21133  
LECTION DISTRICT  
ER: WILBERT & PAMELA WRENCH  
3925 LUMO CIRCLE  
RANDALLSTOWN MD 21133  
NE: 443-742-6235  
L: PAMWRENCH@VERIZON.NET  
ICANT: PAMELA WRENCH  
VANCE GILMORE Jr.

Lot Number: 18  
Block/Section: D  
Plat Reference: Book: 41 Page: 119  
Title of Plat: McDonogh Manor, Second  
Addition

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN THE GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS ACCURED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

RE:  
G MAP:  
Or:  
G: 2 PARKING SPACES

ING FLOOR AREAS SQ Ft.

EL SQ Ft. 1100  
EL SQ Ft. 946  
= 1,157 SQ Ft. ?  
ING SHED: 12ft x 16ft  
PACE: 213 sq ft

UNDERSIGNED ARE RESPONSIBLE FOR  
CURACY OF THE INFORMATION ON  
AN.

ela Wrench 01/22/20

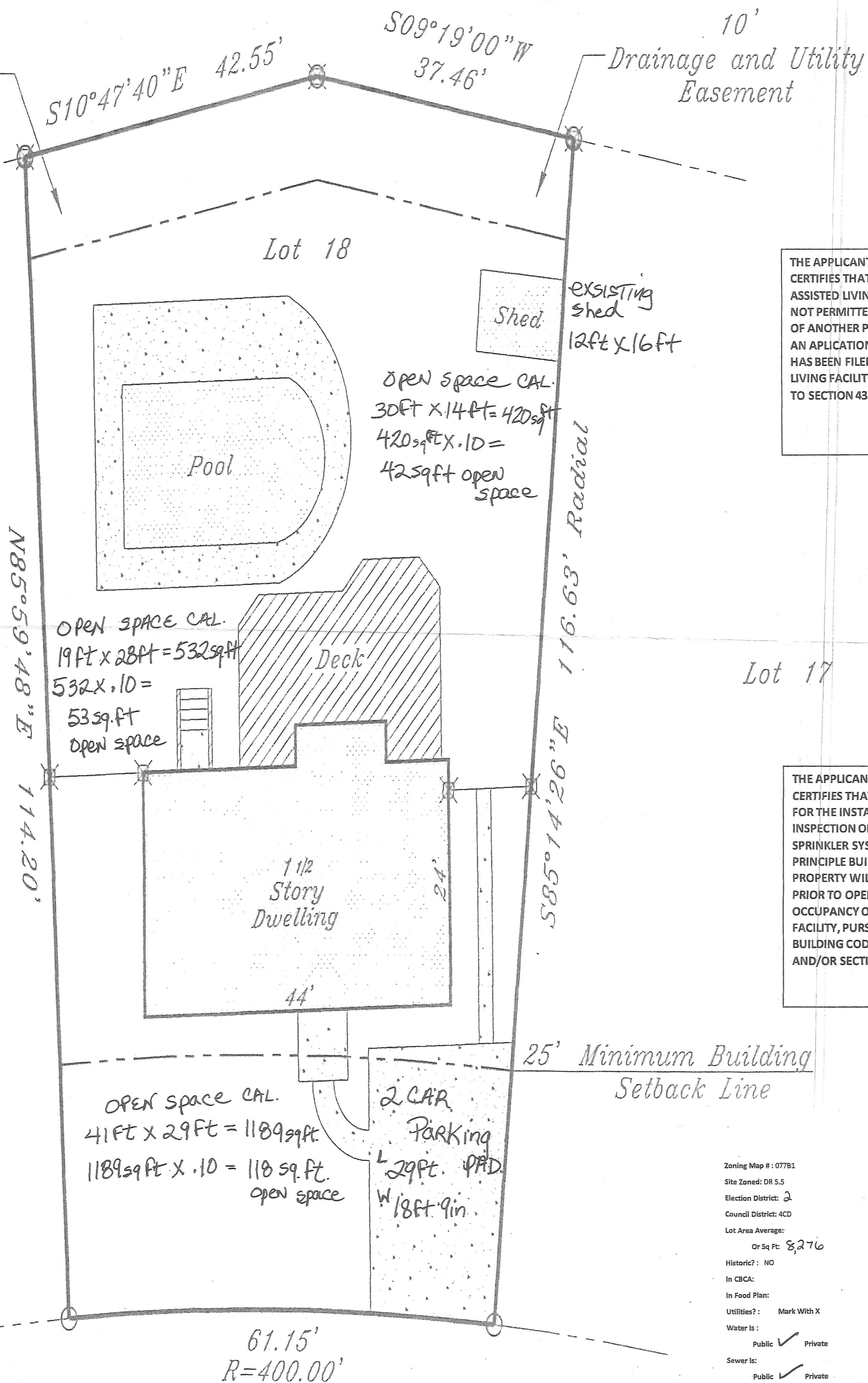
la WRENCH

GILMORE Jr. 01/22/20

*[Signature]*

Lot 19

Winands Rd.  
lesan Rd.  
Sanlee Rd.  
Win Lee Rd.  
Selira Rd.  
Roxanne Rd.  
Nemo Rd.  
Lumo Cir.  
Dono Cr.  
Sigrid Rd.



THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 FEET OF ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTANT LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A.3, BCZR.

THE APPLICANT IS AWARE 7 CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN 'AUTOMATIC SPRINKLER SYSTEM' FOR THE PRINCIPLE BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY, PURSUANT TO THE BUILDING CODE, SECTION 308 AND/OR SECTION 310

25' Minimum Building  
Setback Line

OPEN space CAL.  
41ft x 29ft = 1189sqft  
1189sqft x .10 = 118.9sqft  
open space

2 CAR  
Parking  
29ft. PAD  
18ft. 9in.

Zoning Map #: 07781  
Site Zoned: DR 5.5  
Election District: 2  
Council District: 4CD  
Lot Area Average:  
Or Sq Ft: 8276  
Historic?: NO  
In CBCA:  
In Food Plan:  
Utilities?: Mark With X  
Water Is:  
Public ☒ Private  
Sewer Is:  
Public ☒ Private  
Prior Hearing?:  
If so give case number and order results below:  
Violation Code:

LUMO CIRCLE

2020-0036-A

Zoning Hearing Plan Variance: X For special hearing:  
Address: 39225 Lumo Circle Owners: Wilbert + Pamela Wrench  
Subdivision Name: McDonough Manor, Lot #: 18 Block #: D Section #: NA  
PLAT Block #: 41 Folio #: 119 10.Digit Tax #: 18-00-004721 Deed Ref #: 24381/00146

# SITE PLAN FOR ALF I

USE PERMIT  
FOR ASSISTED LIVING FACILITY I FOR A MAXIMUM OF 4 BEDS

3925 LUMO CIRCLE  
BALTIMORE COUNTY MD 21133  
ELECTION DISTRICT  
OWNER: WILBERT & PAMELA WRENCH  
ADDRESS: 3925 LUMO CIRCLE  
RANDALLSTOWN MD 21133  
DATE:  
PHONE: 443-742-6235  
EMAIL: PAMWRENCH@VERIZON.NET  
APPLICANT: PAMELA WRENCH  
VANCE GILMORE Jr.

Lot Number: 18  
Block/Section: D  
Plat Reference: Book: 41 Page: 119  
Title of Plat: McDonough Manor, Second  
Addition

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO CONSTRUCTION, RELOCATION, EXTERIOR CHANGES OR ADDITIONS OF 25% OR MORE IN THE GROUND FLOOR AREA AS IT HAS EXISTED FOR 5 YEARS BEFORE THE DATE OF THIS APPLICATION HAS ACCURED TO THE EXTERIOR OF THE BUILDING. NO ADDITIONS ARE PROPOSED.

SIGNS WILL COMPLY WITH SECTION 450 B.C.Z.R.

LOT SIZE:  
ZONING MAP:  
NE Dr:  
PARKING: 2 PARKING SPACES

EXISTING FLOOR AREAS SQ Ft.  
LEVEL SQ Ft. 1100  
LEVEL SQ Ft. 946  
TOTAL = 1,157 SQ Ft.  
EXISTING SHED: 12ft x 16ft  
OPEN SPACE: 213 sq ft

THE UNDERSIGNED ARE RESPONSIBLE FOR  
THE ACCURACY OF THE INFORMATION ON  
THIS PLAN.

Pamela WRENCH 01/22/20  
Pamela WRENCH  
VANCE GILMORE Jr. 01/22/20  
[Signature]

Lot 19

Lot 18

Lot 17

THE APPLICANT IS AWARE & CERTIFIES THAT IN A D.R. ZONE, AN ASSISTED LIVING FACILITY I OR II IS NOT PERMITTED WITHIN 1000 FEET OF ANOTHER PROPERTY FOR WHICH AN APPLICATION FOR A USE PERMIT HAS BEEN FILED FOR AN ASSISTANT LIVING FACILITY I OR II, PURSUANT TO SECTION 432A.1.A.3, BCZR.

THE APPLICANT IS AWARE 7 CERTIFIES THAT A BUILDING PERMIT FOR THE INSTALLATION AND INSPECTION OF AN 'AUTOMATIC SPRINKLER SYSTEM' FOR THE PRINCIPLE BUILDING ON THE PROPERTY WILL BE REQUIRED, PRIOR TO OPERATION AND OCCUPANCY OF AN ASSISTED LIVING FACILITY, PURSUANT TO THE BUILDING CODE, SECTION 308 AND/OR SECTION 310

Winands Rd.  
Lesan Rd.  
Santee Rd.  
Winlee Rd.  
McDonough Rd.  
Lumo Cir.  
Dano Cr.  
Roxanne Rd.  
Selma Rd.  
Nemo Rd.  
Sigrid Rd.

LUMO CIRCLE

2020-0036-A

S09°19'00"W  
37.46'

10'  
Drainage and Utility  
Easement

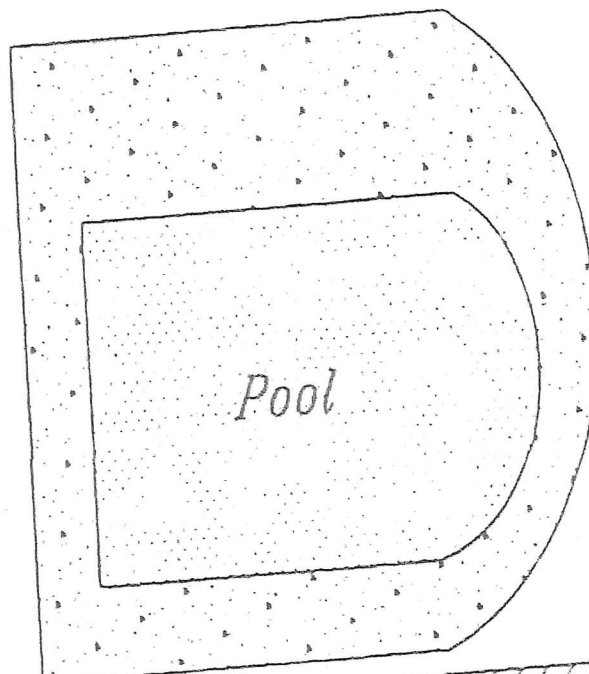
10'  
Drainage and Utility  
Easement

S10°47'40"E  
42.55'

N85°59'48"E  
114.20'

S85°14'26"E  
116.63'

25' Minimum Building  
Setback Line



Pool

Shed  
12ft x 16ft

OPEN SPACE CAL.  
30ft x 14ft = 420sqft  
420sqft x .10 =  
42sqft open space

OPEN SPACE CAL.  
19ft x 28ft = 532sqft  
532 x .10 =  
53sqft open space

Deck

1 1/2  
Story  
Dwelling

44'

2 CAR  
Parking  
29ft. PAD  
18ft 9in.

OPEN SPACE CAL.  
41ft x 29ft = 1189sqft  
1189sqft x .10 = 118sqft  
open space

61.15'  
R=400.00'

Zoning Map #: 07781  
Site Zoned: DR 5.5  
Election District: 2  
Council District: 4CD  
Lot Area Average:  
Or Sq Ft: 8,276  
Historic?: NO  
In CBCA:  
In Food Plan:  
Utilities?: Mark With X  
Water Is: Public ☒ Private  
Sewer Is: Public ☒ Private  
Prior Hearing?:  
If so give case number and order results below:  
Violation Code:

Zoning Hearing Plan Variance: X  
Address: 3925 Lumo Circle  
Subdivision Name: McDonough Manor, Lot # 18 Block # D Section # NA  
PLAT Block #: 41 Folio #: 119 10 Digit Tax #: 18-00-004721 Deed Ref #: 24381/00146  
For special hearing:  
Owners: Wilbert + Pamela Wrench