



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

July 26, 2023

RE: Spirit and Intent Request
Zoning Case 2020-0047-A
9902 Richlyn Drive

Dear David and Elizabeth LaFlamme:

This response refers to your July 3, 2023 letter to Mr. Jeffery Perlow, Chief of Zoning. Your letter requests permission to build a U-shaped retaining wall around a proposed parking pad behind the approved garage per Case No. 2020-0047-A. Due to unforeseen elevation problems, the U-shaped wall is required to complete the construction of the garage.

Please be advised that the documents and your request have been reviewed. Based on the final order, there were no protestants at the hearing that was for the garage with a setback of 0 ft in lieu of the required 2 ½ ft only. The letter also states that the requested wall requires a setback of 2 ft from the property line. A 2 ft setback indicates the wall is over 6 ft in height.

The Zoning Office cannot approve or grant permission to build a retaining wall that does not meet the height or setbacks requirements. A Fence Waiver stating approval from the Hearing Officer and a building permit will be required in order to build the U-shaped wall. Therefore the request to building a retaining wall must be denied.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property. The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

We trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact us at 410-887-3391.

Sincerely,

Christina Frink

Christina Frink
Planner II, Zoning Review

23-0628/CF

CF
23-0628

July 3, 2023

Baltimore County Permits
111 W Chesapeake Ave, #105
Towson, MD 21204

Attn: Jeff Purlow

Spirit of Intent: Permit Application R23-03269

To Whom It May Concern:

We have a project underway at 9902 Richlyn Drive, Perry Hall, MD 21128. We have applied for the permits necessary for the job. In applying for the permit for the garage (R22-07810) we also applied for and obtained a variance to have it set on our property plot line (our property borders a county swale, and no neighbors are affected). We posted the necessary notices in our neighborhood, it went uncontested, and the judge approved the request.

On the original variance request, we had a garage door in the rear, for the sake of parking in the back. After we went through the process, we realized that the structure needed to be set down into the terrain to make the project (that was approved) work properly. In doing this, we realized that a U-shaped retaining wall would be required in order to park. We thought that we could do a small enough wall to not have to obtain a permit, but it became clear after we excavated this spring that the wall needs to be taller than what would be allowed without a permit.

The left wall of the garage is going to be set on the lot line, per the variance; and the retaining wall needs to come off of the back left corner and continue for the parking pad to work. Normally, the retaining wall would need a two-foot set back, but we would like to make it be a continuation of the left wall of the garage. We believe that this is within the spirit of intent of the project we received the variance for, and would not affect the neighbors, being barely visible behind the garage.

We have applied for the permit; we have an engineer that can fill out the checklists we need, but we don't want to proceed further until we know that we can build what we need to. We are in the middle of the excavation, so to stop and do another 70-day variance process would set us back significantly.

We have attached the judge's orders, as well as the drawing indicating where we need approval (in red).

Thank you for your consideration; if you have any questions, please feel free to contact us.

David Laflamme 410-491-8338 or davelaflamme83@gmail.com.

Thank you,

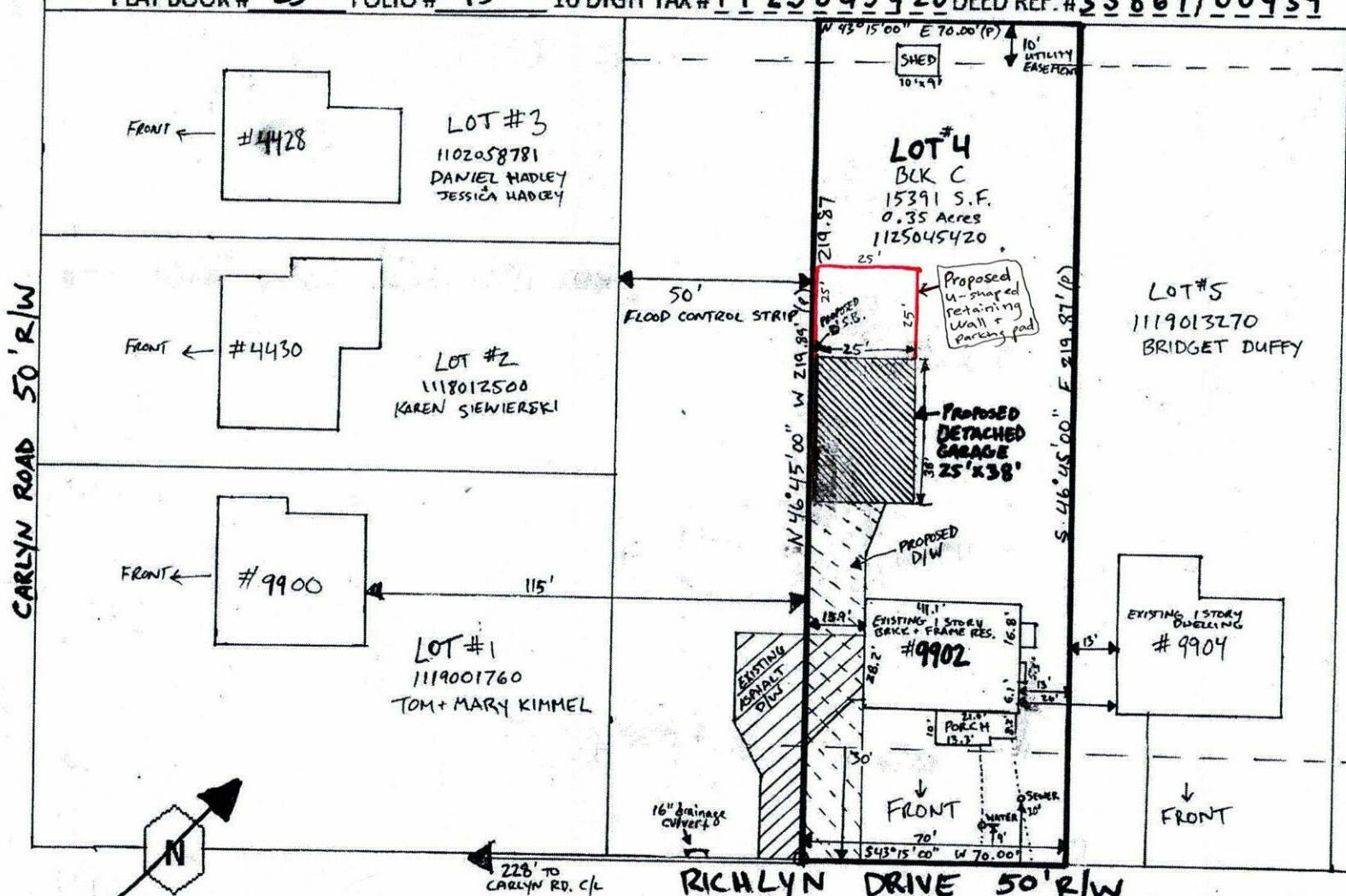
David and Elizabeth Laflamme

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

ADDRESS 9902 RICHLYN OWNER(S) NAME(S) DAVID LAFLAMME, ELIZABETH LAFLAMME

SUBDIVISION NAME RICHLYN MANOR LOT# 4 BLOCK# C SECTION# 1

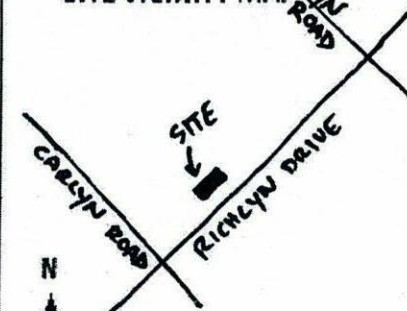
PLAT BOOK# 23 FOLIO# 15 10 DIGIT TAX# 1125045420 DEED REF. # 35861/00439



PLAN DRAWN BY DAVID LAFLAMME

DATE 2/14/2020 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 063C3

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 15391 S.F.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

M E M O R A N D U M

DATE: April 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0047-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 13, 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: PETITION FOR ADMIN. VARIANCE *
(9902 Richlyn Drive)
11th Election District *
5th Council District *
David A. & Elizabeth A. Laflamme *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2020-0047-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, David A. and Elizabeth A. Laflamme (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed accessory structure (garage) with a side setback of 0 ft. in lieu of the minimum setback of 2-½ ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 6, 2020, indicating that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 23, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 3-13-2020

By [Signature]

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

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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

THEREFORE, IT IS ORDERED, this 13th day of **March, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed accessory structure (garage) with a side setback of 0 ft. in lieu of the minimum setback of 2-½ ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

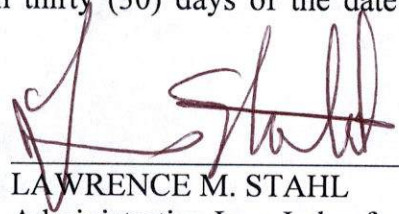
ORDER RECEIVED FOR FILING

Date 3-13-2020

By [Signature]

- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.
- Petitioners shall comply with the ZAC comments submitted by DEPS, dated March 6, 2020; a copy of which is attached hereto and made a part hereof.

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:dlw

ORDER RECEIVED FOR FILING

Date 3-13-2020

By 



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 9902 RICHLYN DRIVE Currently zoned DR 3.5
 Deed Reference 35861 / 00439 10 Digit Tax Account # 1125045420
 Owner(s) Printed Name(s) DAVID AND ELIZABETH LAFLAMME

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

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

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

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 (BCZR) TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) WITH A SIDE SETBACK OF (0) FEET IN LIEU OF THE MINIMUM SET BACK OF (2 1/2) FEET.

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

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

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

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

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

Owner(s)/Petitioner(s):

DAVID LAFLAMME / ELIZABETH LAFLAMME

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

9902 RICHLYN DR. PERRYMAN MD

Mailing Address

City

State

21120

410-491-8338

davelaflamme83@gmail.com

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 13 day of March, 2020 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0047-A Filing Date 2/14/2020 Estimated Posting Date 2/23/2020 Reviewer ga

Rev 5/5/2016

Affidavit in Support of Administrative Variance

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

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

Address: 9902 RICHEYN DRIVE PERRY HALL MD 21128
Print or Type Address of property City State Zip Code

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

SEE ATTACHED

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

Signature of Owner (Affiant)

DAVID LAFLAMME

Name- Print or Type

Signature of Owner (Affiant)

ELIZABETH LAFLAMME

Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of Feb, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Laflamme David Robert Laflamme Elizabeth Ann
MD DL L 145 135 041 422 MD DL 145 210 067 969
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires

JAY R SHAH
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

COMMISSION EXPIRES AUG. 28, 2021

Petition for Variance At 9902 Richlyn Drive Perry Hall MD 21128

Reason for practical difficulty:

The existing driveway was installed off of the property (in the county flood control strip adjacent to the southwest property line so that the original owner could turn into the basement garage which is only 15.9 feet from that same property line. We want to have a garage that will allow for a proper driveway that is on our legal property.

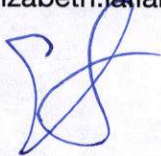
Our property is situated in the valley of three hills on our street. The hills meet in our driveway which is below street level. The swale which runs down the flood control strip has a 16" culvert which has been overwhelmed at least 3 times since we purchased the house in 2015. Our original driveway is below street level, and only a foot or two above the bottom of the swale leading to the culvert. Our house will continue to be at risk for flooding until we are able to bring our driveway onto our property and re-grade to a higher level. The only way to remedy this is to seal off the garage that enters the house, and add a garage at the end of the new and legal driveway location.

In order to have a strait line down the driveway and into the door on the new garage, we will need to place the structure as far to the left (southwest) as possible. We also would like to keep from having the garage encroach on the yard directly behind the house, or to have to set the garage back farther than desired, causing us to have to lengthen the driveway (adding cost to an already expensive project). A zero foot setback would achieve this desired layout. The land adjacent to us on the southwest side is not privately owned, but rather a county flood control strip, so we do not believe this would make any difference to the nearest neighbor on that side.

David Laflamme
410-491-8338
davelaflamme83@gmail.com



Elizabeth Laflamme
443-939-0431
elizabeth.laflamme@gmail.com



ZONING PROPERTY DESCRIPTION FOR 9902 RICHLYN DRIVE PERRY HALL, MD 21128

Beginning at a point on the north west side of Richlyn Drive which is 50 R/W feet wide at a distance of 228 feet northeast of the centerline of the nearest improved intersecting street Carlyn Drive which is 50 R/W feet wide

Being Lot #4, Block C, Section #1 in the subdivision of Richlyn Manor as recorded in Baltimore County Plat Book G.L.B. #23, Folio #15 and #16, containing 15,330 SF. Located in the 11th Election District and 5th Council District

2020-0047-A

3-9-20

erry Nuffer

Marty Ogle <mert1114@aol.com>
Friday, March 6, 2020 3:21 PM
Administrative Hearings
2020-0047-A

N: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system.
Open any links before clicking and use caution opening attachments.

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2020-0047-A
PETITIONER/DEVELOPER
David & Elizabeth Laflamme

DATE OF HEARING/CLOSING
March 9, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

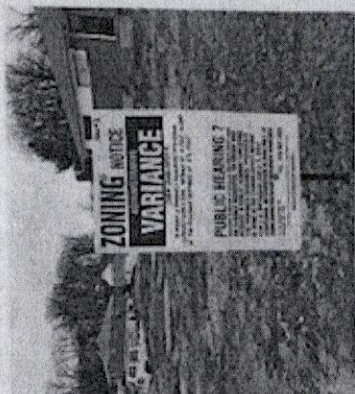
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
9902 Richlyn dr.

Sheet 2

THE SIGN(S) POSTED ON February 23, 2020
(MONTH, DAY, YEAR)

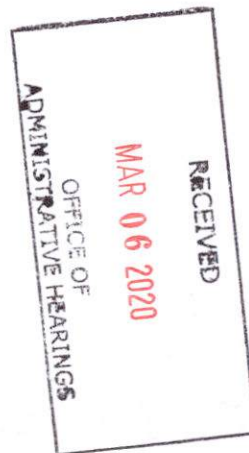
SINCERELY,
Marty Ogle
MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411





CAUTION
Hover on
From:
Sent:
To:
Subject:

Sent from my iPhone



CERTIFICATE OF POSTING

CASE NO. 2020-0047-A
PETITIONER/DEVELOPER
David & Elizabeth Laflamme

DATE OF HEARING/CLOSING
March 9, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

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

9902 Richlyn dr.

THE SIGN(S) POSTED ON February 23, 2020
(MONTH, DAY, YEAR)

SINCERLEY,

Martin Ogle
MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411



SRW

March 4, 2020

3/4/2020

CERTIFICATE OF POSTIN

CASE NO. 2020- 0047-A

PETITIONER/DEVELOPER

David & Elizabeth Laflamme

DATE OF HEARING/CLOSING

March 9 ,2020

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

LADIES AND GENTLEMEN :

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

9902 Richlyn Dr.

Sign 2

THE SIGN(S) POSTED ON February 23 ,2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE,MD 21234

443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020- 0047-A

PETITIONER/DEVELOPER

David & Elizabeth Laflamme

DATE OF HEARING/CLOSING

March 9 ,2020

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

LADIES AND GENTLEMEN :

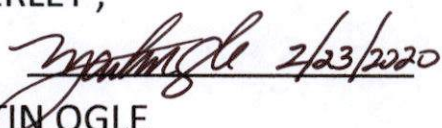
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9902 Richlyn Dr.

Sign 1

THE SIGN(S) POSTED ON February 23 ,2020
(MONTH, DAY, YEAR)

SINCERLEY ,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE,MD 21234

443-629-3411



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0047 -A Address 9902 Richlyn Dr 21128
Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2/14/2020 Posting Date: 2/23/2020 Closing Date: 3/9/2020

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0047 -A Address: 9902 Richlyn Dr 21128
Petitioner's Name: David & Elizabeth Laflamme Telephone: 410-491-8338
Posting Date: 2/23/2020 Closing Date: 3/9/2020

Wording for Sign:

To permit a proposed accessory structure (Garage) with a
side setback of 0 feet in lieu of the minimum setback
of 2 1/2 feet

**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: 2020-0047-A

Property Address: 9902 RICHLYN DRIVE PERRY HALL, MD 21128

Property Description: _____

Legal Owners (Petitioners): DAVID LAFLAMME , ELIZABETH LAFLAMME

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID LAFLAMME

Company/Firm (if applicable): _____

Address: 9902 RICHLYN DRIVE
PERRY HALL, MD 21128

Telephone Number: 410-491-8338

Revised 7/9/2015

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

No. 195475

Date: 2/11/2020

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	906	0000		6150					75.00

Total: 75.00

Rec From: David LaFlemme

For: 9902 Brighton Dr

2020 0047-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 09, 2020

David & Elizabeth Laflamme,
9902 Richlyn Drive
Perry Hall MD 21128

RE: Case Number: 2020-0047-A, 9902 Richlyn Drive

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 February 14, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

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: 2/26/20

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

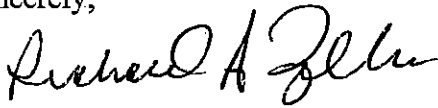
Dear Ms. Lewis:

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. 2020-0047-A

*Administrative Variance
David & Elizabeth Laflamme
9902 Richlyn Drive*

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,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0047-A
Address 9902 Richlyn Drive
(Laflamme Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Reviewer: Regina Esslinger

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: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0047-A
Address 9902 Richlyn Drive
(Laflamme Property)

Zoning Advisory Committee Meeting of March 2, 2020.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Reviewer: Regina Esslinger

3-4

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: March 6, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0047-A
Address 9902 Richlyn Drive
(Laflamme Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Reviewer: Regina Esslinger

ORDER RECEIVED FOR FILING

Date 3-13-2020

By lw

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>3-6</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>2-26</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 2-23-2020 by Ogle

SIGN POSTING (2nd) Date: 3-6-2020 by "

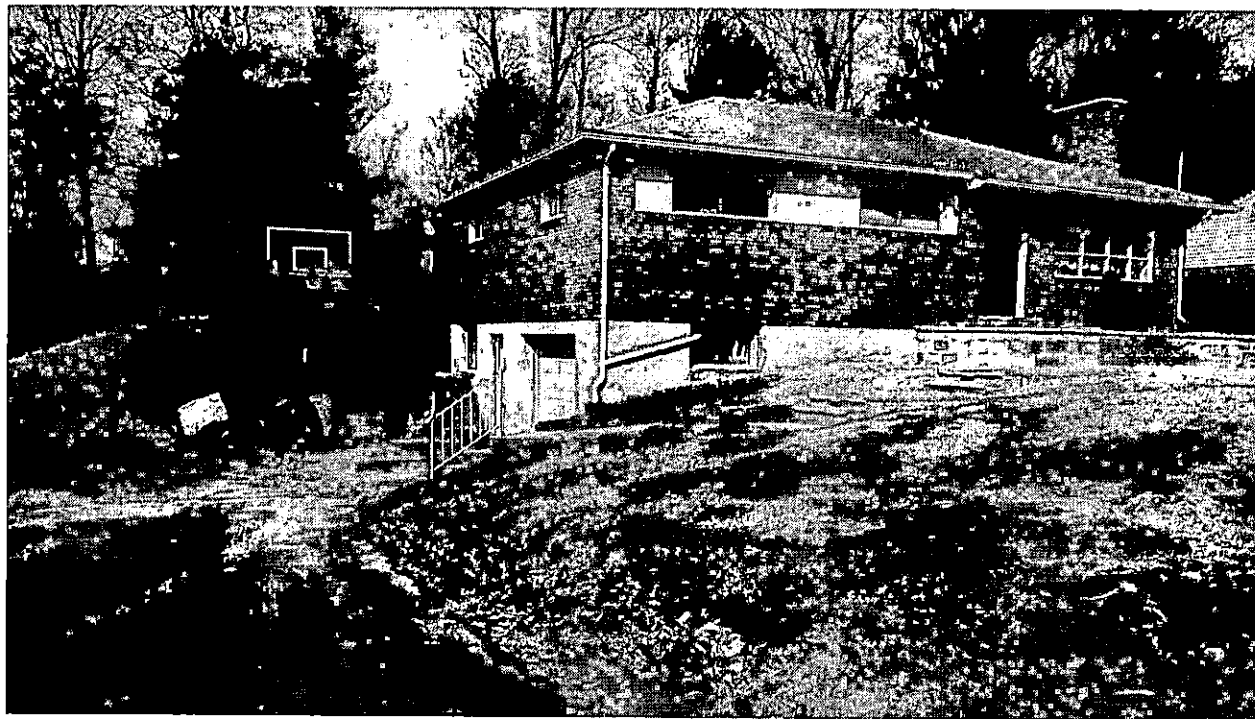
PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

2020-0047-A

FROM RICHLYN LOOKING TOWARDS THE SOUTH CORNER



FROM THE REAR PROPERTY LINE FORWARD



Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 11 Account Number - 1125045420

Owner Information

Owner Name: LAFLAMME DAVID ALBERT
 LAFLAMME ELIZABETH A
Use: RESIDENTIAL
Principal Residence: YES ✓
Mailing Address: 9902 RICHLYN DR
 PERRY HALL MD 21128-9541
Deed Reference: /35861/ 00439

Location & Structure Information

Premises Address: 9902 RICHLYN DR
 PERRY HALL 21128-9541
Legal Description: RICHLYN MANOR

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0063	0023	0393	11050043.04	0000	1	C	4	2018	Plat Ref: 0023/ 0015

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1969	1,148 SF	500 SF	15,330 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	1 full/ 1 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	83,300	83,300		
Improvements	117,500	155,300		
Total:	200,800	238,600	226,000	238,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
YOUNG CATHERINE J	02/19/2015	\$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /35861/ 00439	Deed2:
YOUNG FREDERICK	12/16/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34527/ 00387	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03555/ 00131	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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2020-0047

Reviewer: Gary Hucik

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David & Elizabeth Laflamme

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9902 RICHLYN DR

Location: North West side Richlyn Dr North East 228 feet to the center line of Carlyn Drive.

Existing Zoning: DR 3.5

Area: 15,330 SQ FT,

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 (BCZR) To permit a proposed accessory structure (garage) with a side setback of 0 feet in lieu of the minimum setback of 2 1/2 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

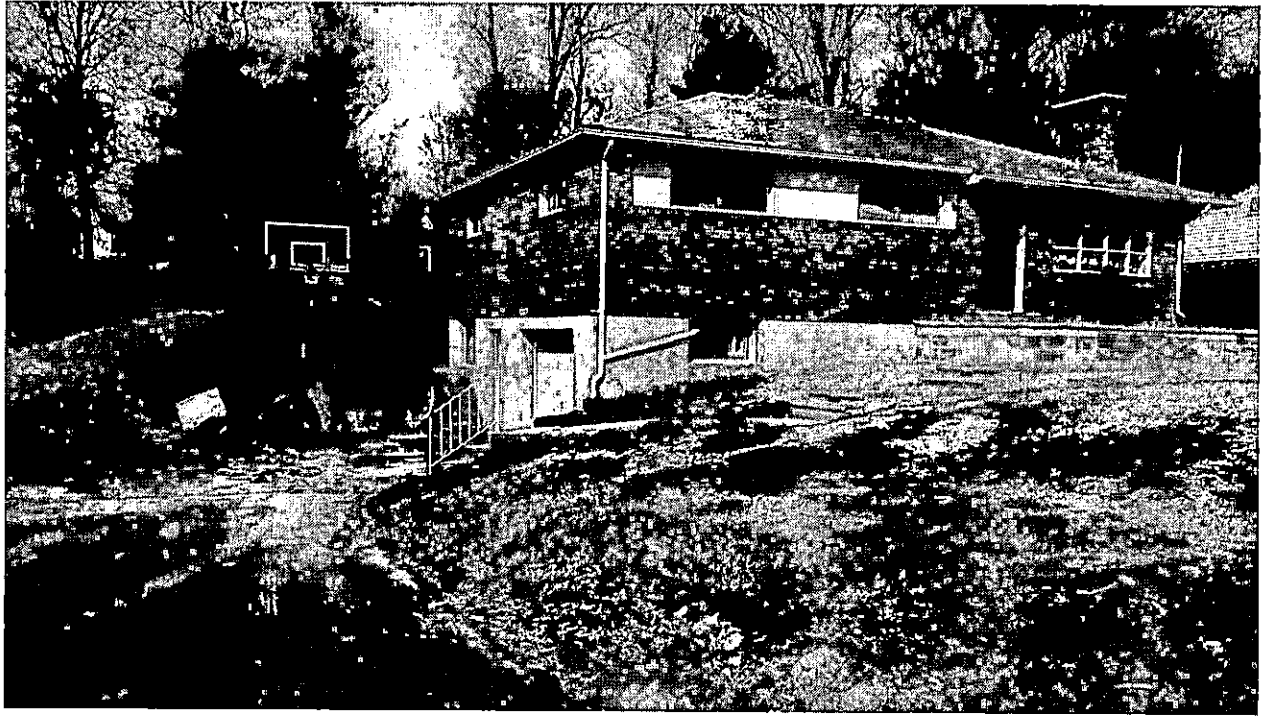
Violation Cases: None

Closing Date: 03/09/2020

Miscellaneous Notes:

2020-0047-A

FROM RICHLYN LOOKING TOWARDS THE SOUTH CORNER



FROM THE REAR PROPERTY LINE FORWARD

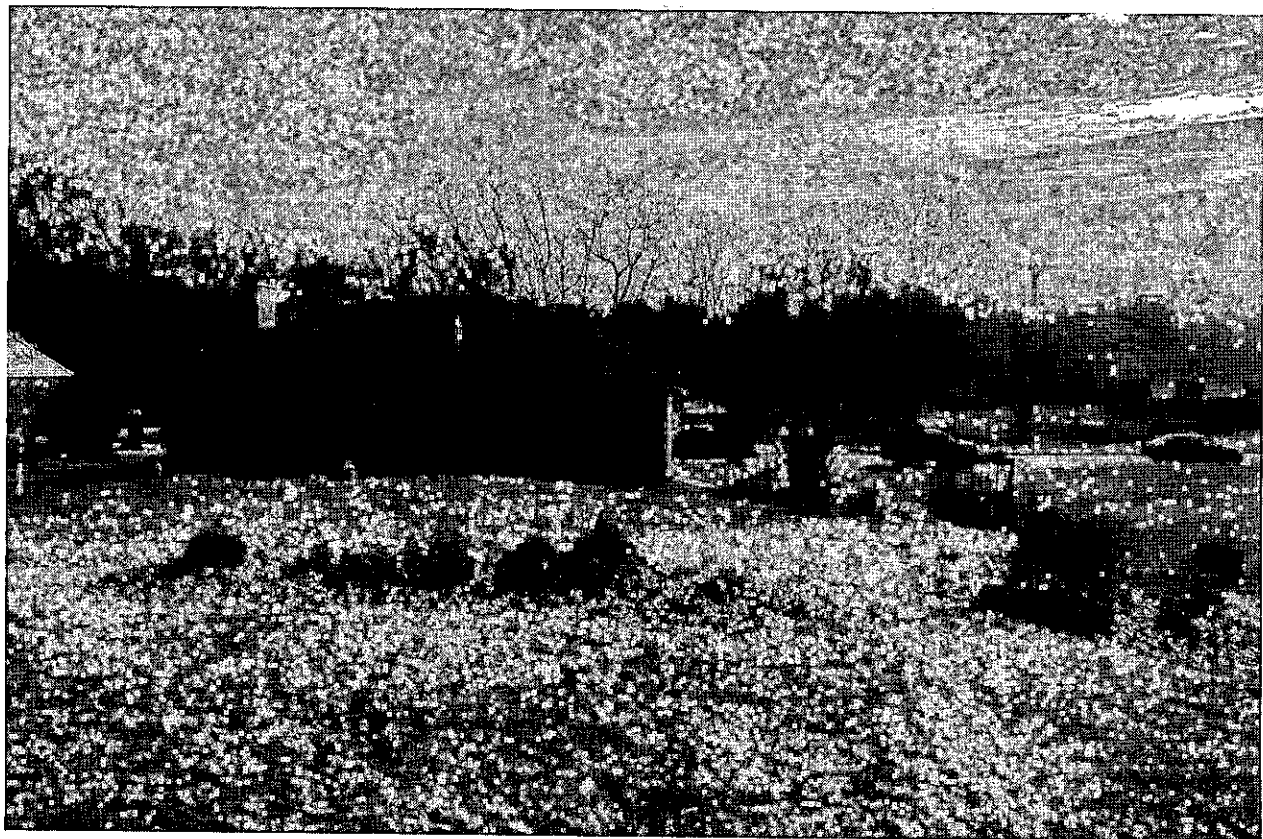


2020-0047-A

FROM RICHLYN LOOKING TOWARDS THE SOUTH CORNER



FROM THE REAR PROPERTY LINE FORWARD



Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

2020-0047-A

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 11 Account Number - 1125045420
Owner Information		
Owner Name:	LAFAMME DAVID ALBERT LAFAMME ELIZABETH A	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9902 RICHLYN DR PERRY HALL MD 21128-9541	Deed Reference: /35861/ 00439
Location & Structure Information		
Premises Address:	9902 RICHLYN DR PERRY HALL 21128-9541	Legal Description: RICHLYN MANOR
Map:	Grid:	Parcel:
0063	0023	0393
Neighborhood:	Subdivision:	Section:
11050043.04	0000	1
Block:	Lot:	Assessment Year:
C	4	2018
Plat No:	Plat Ref:	0023/0015
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1969	1,148 SF	500 SF
Property Land Area	County Use	
15,330 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	1 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	83,300	83,300
Improvements	117,500	155,300
Total:	200,800	238,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		226,000
		238,600
Transfer Information		
Seller: YOUNG CATHERINE J	Date: 02/19/2015	Price: \$225,000
Type: ARMS LENGTH IMPROVED	Deed1: /35861/ 00439	Deed2:
Seller: YOUNG FREDERICK	Date: 12/16/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /34527/ 00387	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03555/ 00131	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

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

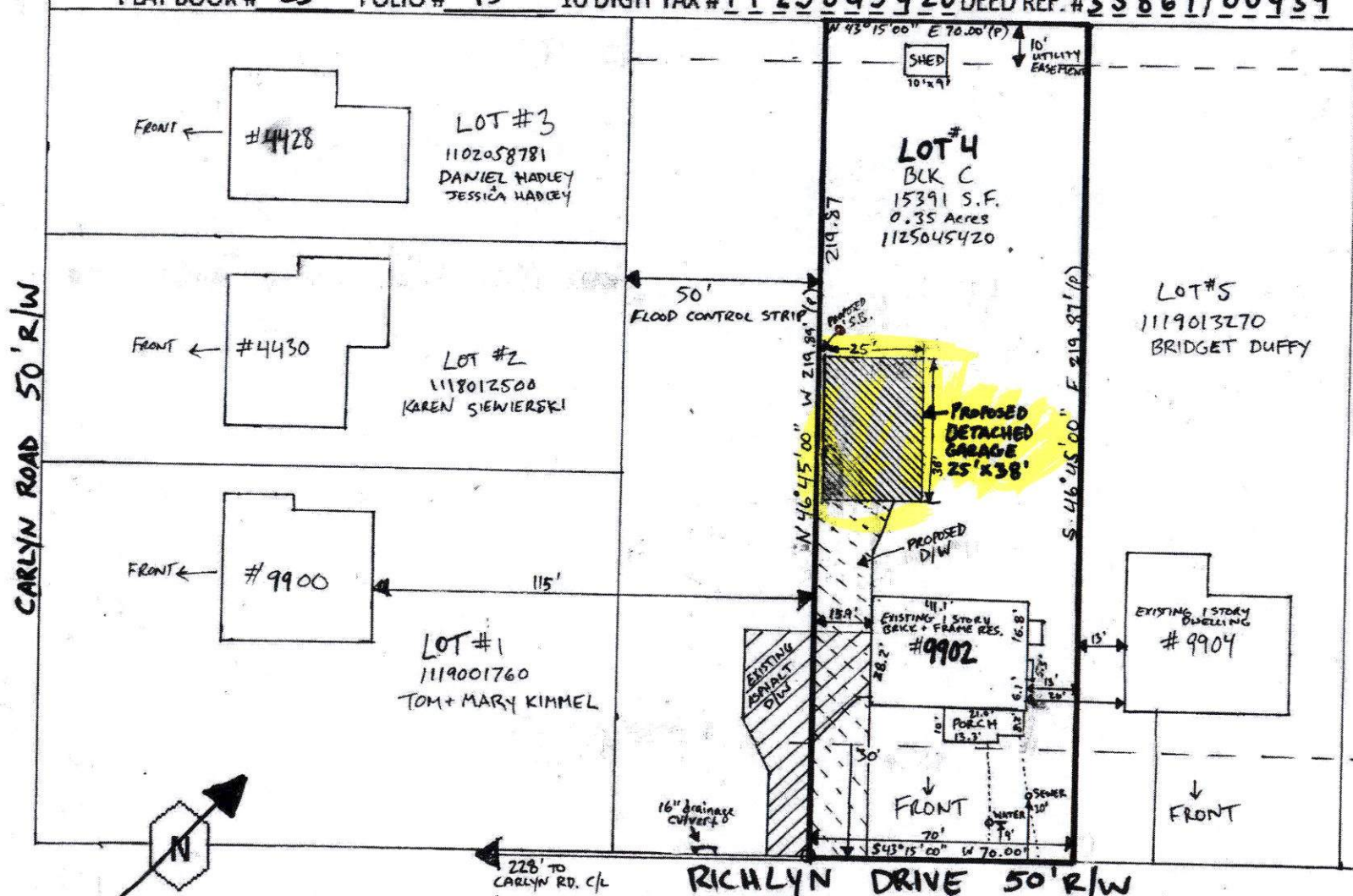
ADDRESS 9902 RICHLYN

OWNER(S) NAME(S) DAVID LAFLAMME, ELIZABETH LAFLAMME

SUBDIVISION NAME RICHLYN MANOR

LOT # 4 BLOCK # C SECTION # 1

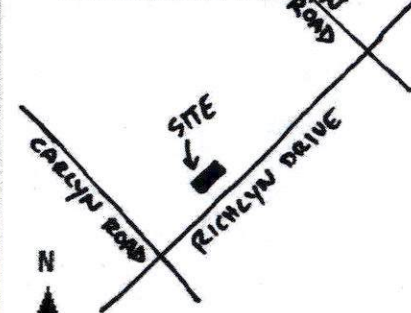
PLAT BOOK # 23 FOLIO # 15 10 DIGIT TAX # 1125045420 DEED REF. # 35861/00439



PLAN DRAWN BY DAVID LAFLAMME

DATE 2/4/2020 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP # 063C3

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE _____

OR SQUARE FEET 15391 S.F.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS: _____

PUBLIC ☒ PRIVATE _____

SEWER IS: _____

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0047-A

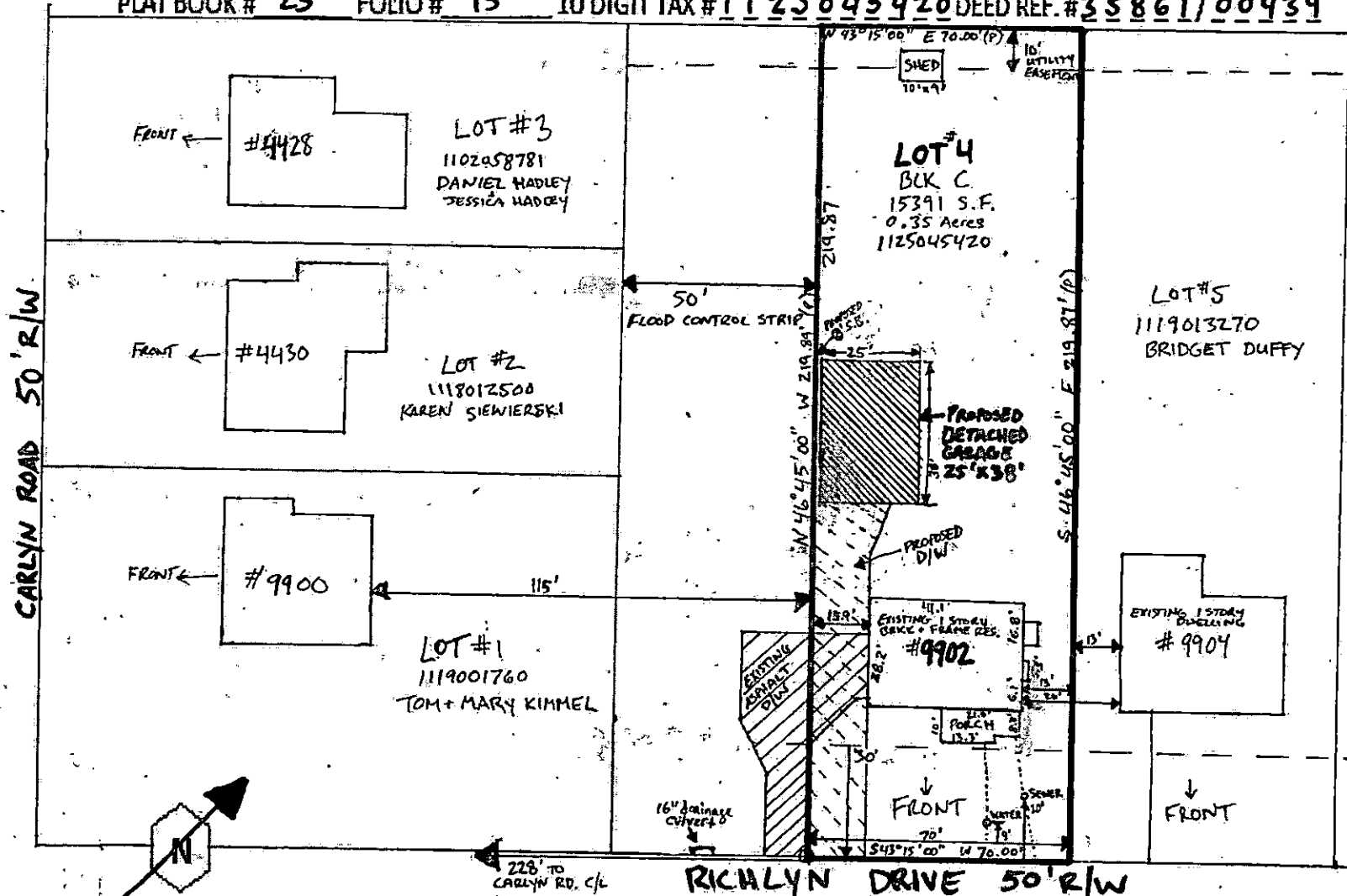
Per. Exh 1

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

ADDRESS 9902 RICHLYN OWNER(S) NAME(S) DAVID LAFLAMME, ELIZABETH LAFLAMME

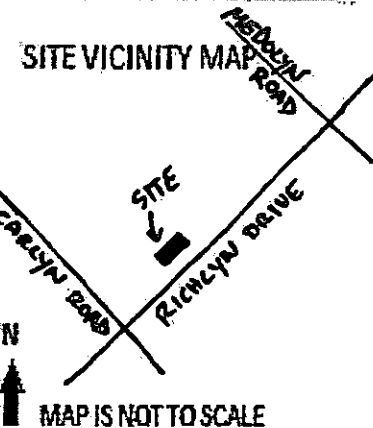
SUBDIVISION NAME RICHLYN MANOR LOT# 4 BLOCK# C SECTION# 1

PLAT BOOK # 23 FOLIO # 15 10 DIGIT TAX # 1125045420 DEED REF. # 35861/00439



PLAN DRAWN BY DAVID LAFLAMME

DATE 2/11/2020 SCALE: 1 INCH = 40 FEET



SITE VICINITY MAP

MAP IS NOT TO SCALE

ZONING MAP# 063C3

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.35

OR SQUARE FEET 15391 S.F.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH

WATER IS: PUBLIC ☒ PRIVATE ☐

SEWER IS: PUBLIC ☒ PRIVATE ☐

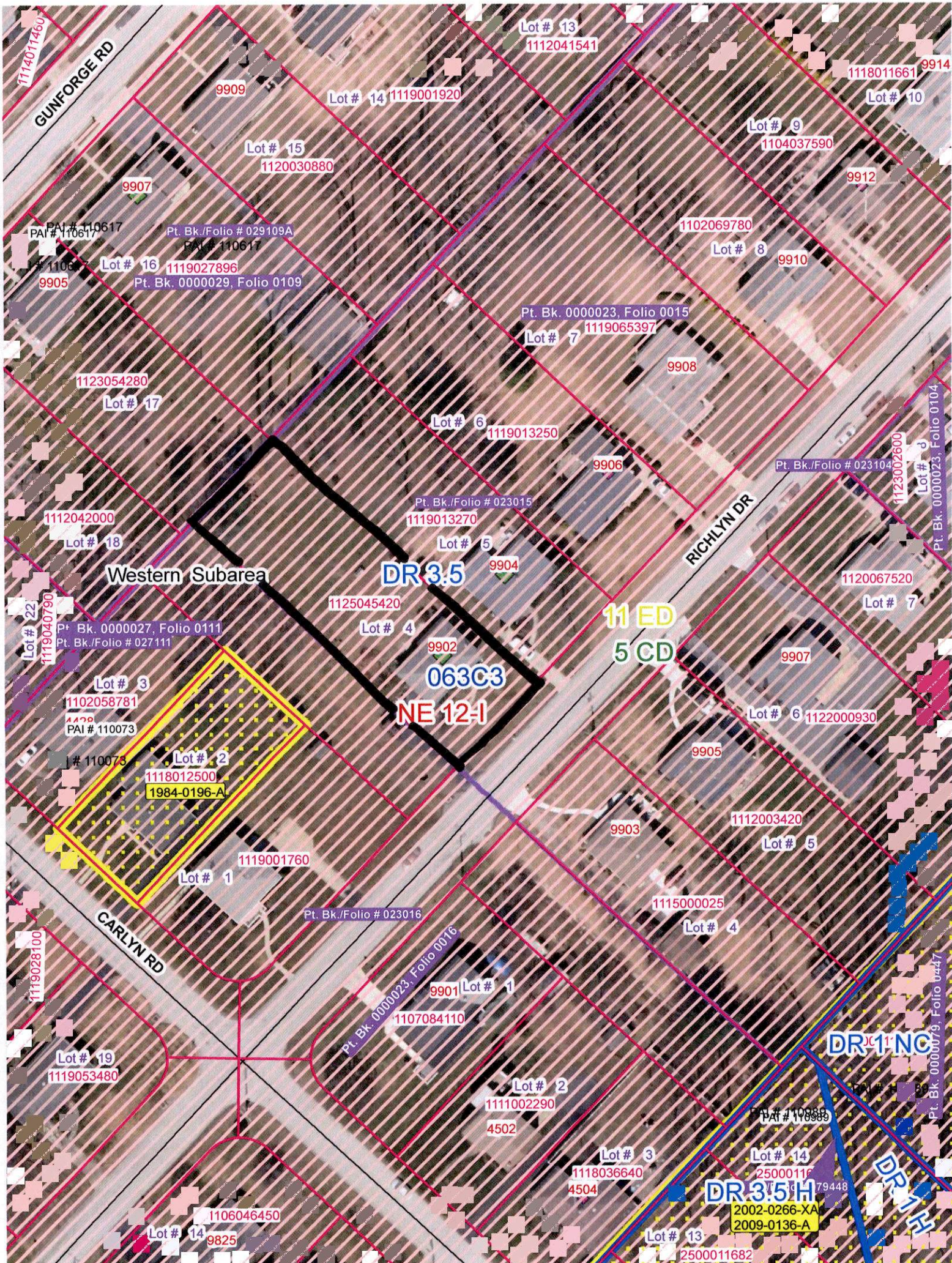
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0047-A



2020-0041-A
4-1500-0207

