

M E M O R A N D U M

DATE: November 24, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0136-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 23, 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 VARIANCE
(3608 Washington Boulevard)
13th Election District
1st Council District
Jun Yu Li & Yong Yi Wu

Legal Owners

Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
BALTIMORE COUNTY
*
* **CASE NO. 2020-0136-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Jun Yu Li and Yong Yi Wu for property located at 3608 Washington Boulevard. The Petitioners are requesting variance relief from § 250.2 of the Baltimore County Zoning Regulations ("BCZR") to approve a side yard of 0 ft. in lieu of the minimum of 30 ft. and a combined 47 ft. in lieu of the required 80 ft., and from § 250.3 for a rear yard of 0 ft. in lieu of the required 40 ft.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability ("DEPS") which will be incorporated in this Order. A ZAC comment was also received from the Department of Planning ("DOP") which did not oppose the requested relief.

Jun Yu Li and Yong Yi Wu appeared at the hearing. Patrick ("Rick") Richardson, the

ORDER RECEIVED FOR FILING

engineer who prepared the site plan and appeared on their behalf. There were no protestants in

Date 10/22/20

By D. Magnan

attendance.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As described above, the site is unique for a variety of reasons. The Petitioner's site is zoned MLR-IM, a transitional zoning, but it's surrounded by heavy commercial sites zoned ML, BR and BL. In addition, one side of the property is boarded by an extremely steep slope separating it from its neighbor, on another by a large area of trees, on the third side by a large parking lot of a commercial property and on the fourth side by Washington Boulevard.

Petitioner would suffer a practical difficulty if this Variance is not granted, as although it is a permitted use, there would not be sufficient space for its needs.

THEREFORE, IT IS ORDERED, this **22nd** day of **October 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the BCZR § 250.2 to permit a side yard of 0 ft. in lieu of the minimum of 30 ft. and a combined 47 ft. in lieu of the required 80 ft., and from § 250.3 for a rear yard of 0 ft. in lieu of the required 40 ft. is hereby GRANTED.

The relief granted herein shall be subject to the following:

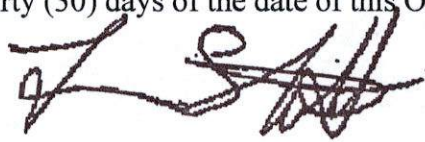
- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the requirements set forth in the DEPS comment, which is attached hereto and incorporated.

ORDER RECEIVED FOR FILING

Date

By

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

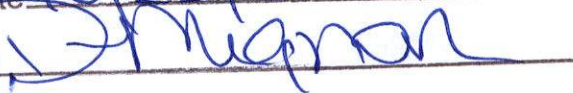
LMS/dlm

ORDER RECEIVED FOR FILING

Date

10/22/20

By





PETITION FOR ZONING ...LARING(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 3608 Washington Boulevard which is presently zoned BR, MLR-IM
Deed References: 42488/496 10 Digit Tax Account # 1308002500, 1308300330
Property Owner(s) Printed Name(s) Jun Yu Li & Yong Yi Wu

(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) 250.2 for a side yard of 0' in lieu of the minimum of 30' and a combined 47' in lieu of the required 80'.
Section 250.3 for a rear yard of 0' in lieu of the required 40'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Jun Yu Li / Yong Yi Wu
Name #1 - Type or Print Name #2 - Type or Print

Jun Yu Li [Signature]
Signature #1 Signature #2

907 E. Seminary Avenue Towson MD
Mailing Address City State

21286 / / eleganthome1727@icloud.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

Do Not Schedule Dates: Reviewer JS

CASE NUMBER 2020-0136-A Filing Date 6/12/20

**ZONING PROPERTY DESCRIPTION FOR
3608 WASHINGTON BOULEVARD
13TH ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **northwest** side right-of-way of **Washington Boulevard** (60 feet wide) at a distance of **458 feet northeast** of the centerline of the nearest improved intersecting street **Commerce Drive** (70 feet wide):

Thence the following courses and distances: (1) North 63 degrees 42 minutes 07 seconds West 150.00 feet, (2) North 26 degrees 17 minutes 53 seconds East 137.00 feet, (3) South 63 degrees 42 minutes 07 seconds East 150.00 feet, (4) South 26 degrees 17 minutes 53 seconds West 137.00 feet; to the point of beginning.

Containing a net area of **20,550** square feet or **0.47** acres.



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2021

2020-0136-A

CERTIFICATE OF POSTING



2020-0136-A

JOHN A. OLSZEWSKI, JR.
County Executive

Case No.: _____
MICHAEL D. MALLINOFF, Director
Petitioner/Developer: Department of Permits,
Approvals & Inspections

Jun Yu Li, Yong Yi Wu

October 16, 2020
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

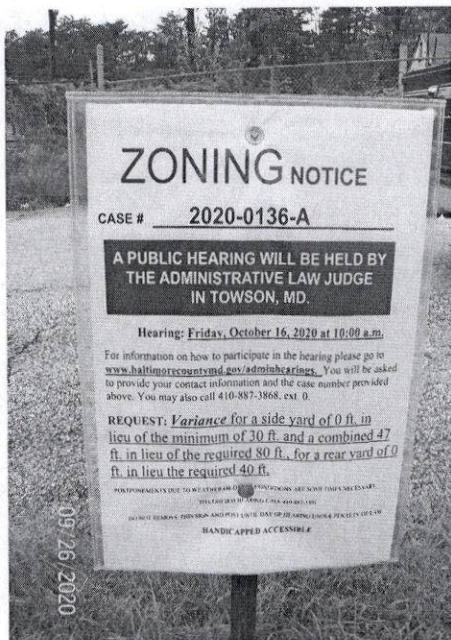
Ladies and Gentlemen:

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

3608 Washington Boulevard SIGN 2

September 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

(Signature of Sign Poster) September 26, 2020
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING



2020-0136-A

JOHN A. OLSZEWSKI, JR.
County Executive

Case No.: _____
MICHAEL D. MALLINOFF, Director
Petitioner/Developer: Department of Permits,
Approvals & Inspections

Jun Yu Li, Yong Yi Wu

October 16, 2020
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Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

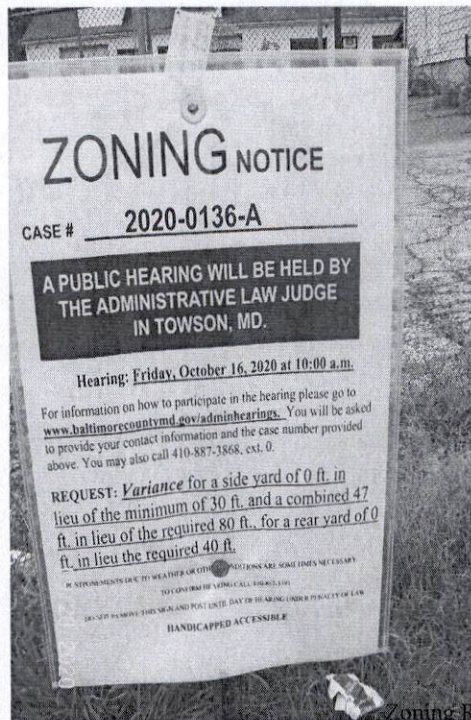
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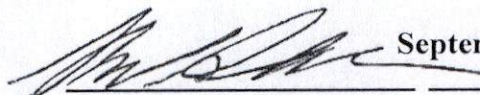
3608 Washington Boulevard **SIGN 1**

September 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 September 26, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11920547
 Case #: 2020-0136-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0136-A

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:

9/25/2020



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 virtual hearing the property identified herein as follows:

CASE NUMBER: 2020-0136-A

3608 Washington Boulevard

N/west side of Washington Blvd., n/east of intersection with Commerce Drive

13th Election District - 1st Councilmanic District

Legal Owners: Jun Yu Li, Yong Yi Wu

Variance for a side yard of 0 ft. in lieu of the minimum of 30 ft. and a combined 47 ft. in lieu of the required 80 ft., for a rear yard of 0 ft. in lieu of the required 40 ft.

Hearing: Friday, October 16, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s25



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0136-A

3608 Washington Boulevard

N/west side of Washington Blvd., n/east of intersection with Commerce Drive

13th Election District – 1st Councilmanic District

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

Michael Mallinoff
Director

MM:kl

C: Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093
Jun Yu Li, Yong Yi Wu, 907 E. Seminary Avenue, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 26, 2020

TO: THE DAILY RECORD
Friday, September 25, 2020 - Issue

Please forward billing to:
Jun Yi Li
907 E. Seminary Avenue
Towson, MD 21286

410-882-8383

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0136-A

3608 Washington Boulevard

N/west side of Washington Blvd., n/east of intersection with Commerce Drive

13th Election District – 1st Councilmanic District

Legal Owners: Jun Yu Li, Yong Yi Wu

Variance for a side yard of 0 ft. in lieu of the minimum of 30 ft. and a combined 47 ft. in lieu of the required 80 ft., for a rear yard of 0 ft. in lieu of the required 40 ft.

Hearing: Friday, October 16, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2070-0136-A

Petitioner: JUN YU LI, YONG YI WU

Address or Location: 3608 WASHINGTON BLVD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUN YU LI

Address: 907 E SEMINARY AVE

TOWSON, MD 21286

Telephone Number: ~~410~~ - 410-882-8383

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

No. 197379

Date: 6/12/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.00
Total:								\$ 500.00

Rec From: JUN YU LI + YONG YI WU

For: 2020-0136-A

DISTRIBUTION

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

GOLD - ACCOUNTING

CASHIER'S
VALIDATION

ELEGANT HOME BUILDERS LLC

1727 E JOPPA RD
PARKVILLE MD 21234

1100

7-163/520 MD
183

DATE 6/10/20

PAY TO THE ORDER OF Baltimore County \$ 500.00

Five hundred

DOLLARS



Bank of America

ACH R/T 052001633

FOR 3600 Washington Boulevard Zoning

⑈001100⑈ ⑆052001633⑆ 446035322728⑈



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 5, 2020

Richardson Engineering LLC,
30 E. Padonia Road Suite 500
Timonium MD 21093

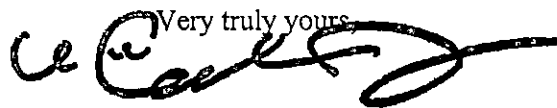
RE: Case Number: 2020-0136-A, 3608 Washington Boulevard

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 June 12, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-136



INFORMATION:

Property Address: 3608 Washington Boulevard
Petitioner: Jun Yu Li, Yong Yi Wu
Zoning: MLR-IM, BR
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from Section 250.2 of the BCZR (Baltimore County Zoning Regulations) for a side yard of 0 foot in lieu of the minimum of 30 feet and a combined 47 feet in lieu of the required 80 feet. The Department has also reviewed the variance request from BCZR Section 250.3 for a rear yard of 0 feet in lieu of the required 40 feet.

A site visit was conducted on June 19, 2020. There is an existing 2-story building on the site which is to be demolished. The applicant is proposing to reconstruct a one story commercial building at the rear of the site which will sit on the existing foundation which currently exists at a 0 foot setback. The applicant is also proposing a one story building in front of that one (an addition onto the front of the reconstructed building). The proposed use is furniture warehouse and sales.

The Department of Planning has no objections to granting the petitioned zoning relief.

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

Prepared by:

Handwritten signature of Krystle Patchak in black ink.

Krystle Patchak

Division Chief:

Handwritten signature of Jenifer G. Nugent in black ink.

Jenifer G. Nugent

Date: 7/1/2020

Subject: ZAC # 20-136

Page 2

CPG/JGN/kma/

c: Josephine Selvakumar
Patrick C. Richardson, Jr. Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

June 15, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 6/15/20. A field inspection and internal review reveals that an entrance onto US 1 Alt consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance**, Case Number 2020-0136-A.

Jun Yu Li & Yong Yi Wu
3608 Washington Boulevard
US 1 Alt.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (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



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

DATE: 7/1/2020

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-136

Property Address: 3608 Washington Boulevard
Petitioner: Jun Yu Li, Yong Yi Wu
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Kyze Rte

Division Chief:

Division Chief:



Jenifer G. Nugent

Date: 7/1/2020
Subject: ZAC # 20-136
Page 2



CPG/IGN/kma/
JOHN A. OLSZEWSKI, JR.

County Executive
c: Josephine Selvakumar

Patrick C. Richardson, Jr. Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

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: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0136-A
Address 3608 Washington Blvd.
(Li & Wu Property)

Zoning Advisory Committee Meeting of **June 22, 2020**.

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

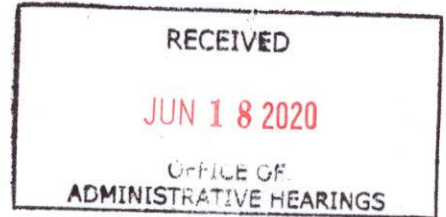
1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

DEPS

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: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0136-A
Address 3608 Washington Blvd.
(Li & Wu Property)

Zoning Advisory Committee Meeting of **June 22, 2020**.

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Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

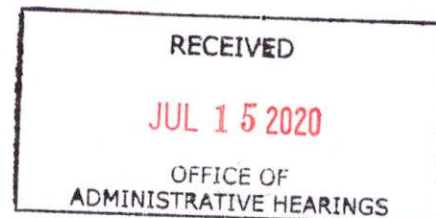
INTER-OFFICE MEMORANDUM

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

DATE: 7/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

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Prepared by:

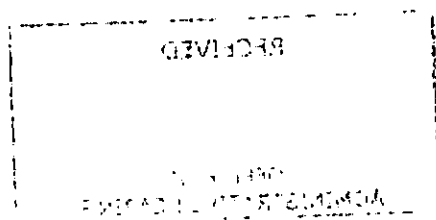
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Krystle Patchak

Division Chief:

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Jenifer G. Nugent



MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

June 15, 2020

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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

BALTIMORE COUNTY, MARYLAND

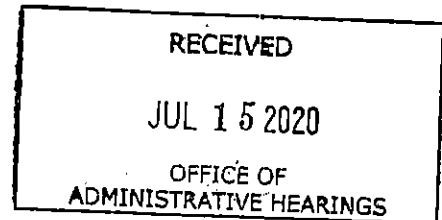
INTER-OFFICE MEMORANDUM

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

DATE: 7/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-136



INFORMATION:

Property Address: 3608 Washington Boulevard
Petitioner: Jun Yu Li, Yong Yi Wu
Zoning: MLR-IM, BR
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from Section 250.2 of the BCZR (Baltimore County Zoning Regulations) for a side yard of 0 foot in lieu of the minimum of 30 feet and a combined 47 feet in lieu of the required 80 feet. The Department has also reviewed the variance request from BCZR Section 250.3 for a rear yard of 0 feet in lieu of the required 40 feet.

A site visit was conducted on June 19, 2020. There is an existing 2-story building on the site which is to be demolished. The applicant is proposing to reconstruct a one story commercial building at the rear of the site which will sit on the existing foundation which currently exists at a 0 foot setback. The applicant is also proposing a one story building in front of that one (an addition onto the front of the reconstructed building). The proposed use is furniture warehouse and sales.

The Department of Planning has no objections to granting the petitioned zoning relief.

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

Prepared by:

A handwritten signature in cursive script, appearing to read "Krystle Patchak".

Krystle Patchak

Division Chief:

A handwritten signature in cursive script, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/1/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-136

INFORMATION:

Property Address: 3608 Washington Boulevard
Petitioner: Jun Yu Li, Yong Yi Wu
Zoning: MLR-IM, BR
Requested Action: Variance

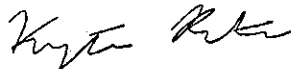
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The Department of Planning has no objections to granting the petitioned zoning relief.

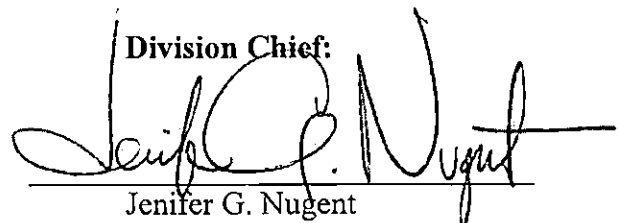
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

Date: 7/1/2020
Subject: ZAC # 20-136
Page 2

CPG/JGN/kma/

c: Josephine Selvakumar
Patrick C. Richardson, Jr. Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 18 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: June 17, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0136-A
Address 3608 Washington Blvd.
(Li & Wu Property)

Zoning Advisory Committee Meeting of **June 22, 2020**.

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

1. **This project will require presentation to the Development Review Committee (DRC) for determination of plan process prior to issuance of any permits for Grading or Construction.**

Reviewer: Steve Ford

ORDER RECEIVED FOR FILING

Date

By

10/22/20
[Signature]

ZAC AGENDA

Case Number: 2020-0135-A **Reviewer:** Rosalie Johnson
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Donna Echols
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 6712 N RIVER DR
Location: On North side of North River Drive, West of Loyola Road.

Existing Zoning: DR 5.5 **Area:** 15,000 SF

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

400.1 To permit an accessory use detached structure in the street side front yard of a waterfront property in lieu of the required rear yard and section 400.3 To permit an accessory use detached garage structure of 26 feet height in lieu of the required 15 feet maximum height.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/06/2020

Miscellaneous Notes:

Case Number: 2020-0136-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Jun Yu Li & Yong Yi Wu
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 13 **Council Dist:** 1

Property Address: 3608 WASHINGTON BLVD
Location: North West side of Washington BLVD (75'), 458' North East of intersection with Commerce Drive (70').

Existing Zoning: MLR, IM **Area:** 0.47 A

Proposed Zoning:

VARIANCE:

250.2 for a side yard of 0' in lieu of the minimum of 30' and a combined 47' in lieu of the required 80'. Section 250.3 for a rear yard of 0' in lieu of the required 40'.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Date: 7/1/2020
Subject: ZAC # 20-136
Page 2

CPG/JGN/kma/

c: Josephine Selvakumar
Patrick C. Richardson, Jr. Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

September 21, 2020

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0136-A

3608 Washington Boulevard

N/west side of Washington Blvd., n/east of intersection with Commerce Drive

13th Election District – 1st Councilmanic District

Legal Owners: Jun Yu Li, Yong Yi Wu

Variance for a side yard of 0 ft. in lieu of the minimum of 30 ft. and a combined 47 ft. in lieu of the required 80 ft., for a rear yard of 0 ft. in lieu of the required 40 ft.

Hearing: Friday, October 16, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

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

Michael Mallinoff
Director

MM:kl

C: Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093
Jun Yu Li, Yong Yi Wu, 907 E. Seminary Avenue, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 26, 2020



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 3608 Washington Boulevard which is presently zoned BR, MLR-IM
Deed References: 42488/496 10 Digit Tax Account # 1308002500, 1308300330
Property Owner(s) Printed Name(s) Jun Yu Li & Yong Yi Wu

(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) 250.2 for a side yard of 0' in lieu of the minimum of 30' and a combined 47' in lieu of the required 80'.
Section 250.3 for a rear yard of 0' in lieu of the required 40'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Jun Yu Li / Yong Yi Wu
Name #1 - Type or Print Name #2 - Type or Print

Jun Yu Li / [Signature]
Signature #1 Signature #2

907 E. Seminary Avenue Towson MD
Mailing Address City State

21286 / eleganthome1727@icloud.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

[Signature]
Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2020-0136-A Filing Date 6/12/20

Do Not Schedule Dates: _____ Reviewer JS

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)[Import Contacts...](#)

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☒	<u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Patrick Richardson, Jr.</u>	rick@richardsonengineering.net	1-	English	New York Time	U.S.
☒	<u>Jun Yu Li and Yong Yi Wu</u>	eleganthome1727@icloud.com	1-	English	New York Time	U.S.

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

New Panelist

Full name: (required)Email address: (required)Phone number: Country/Region Number (with area/city code)Time Zone: New York (Eastern Daylight Time, GMT-04:00) ▼Language: English ▼Locale: U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)

Event Information

Event: Zoning Hearing - 3608 Washington Road - Case No: 2020-0136-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ed04ce82420ac0f802592bef89d8deea4>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5df357d1fb907b24ddab719db9caab45>
Date and time: Friday, October 16, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0136-A
3608 Washington Boulevard
Legal Owners: Jun Yu Li, Young Yi Wu
Event number: 172 858 9947
Event password: 1234
Host key: 939530
Alternate Host: Deb Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 293189
Video Address: 1728589947@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 858 9947
Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information
Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

Star

Send Evi
You can s
emails by
Send Em

Send

Manage Registrations

Delete Event

Edit Event



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 3608 Washington Boulevard which is presently zoned BR, MLR-IM
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Section 250.3 for a rear yard of 0' in lieu of the required 40'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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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):

Jun Yu Li / Yong Yi Wu
Name #1 - Type or Print Name #2 - Type or Print

Jun Yu Li / [Signature]
Signature #1 Signature #2

907 E. Seminary Avenue Towson MD
Mailing Address City State

21286 / eleganthome1727@icloud.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

[Signature]
Signature

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2070-0136-A Filing Date 6/12/20

Do Not Schedule Dates: _____ Reviewer JS

Date: 7/1/2020
Subject: ZAC # 20-136
Page 2

CPG/JGN/kma/

c: Josephine Selvakumar
Patrick C. Richardson, Jr. Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

10-16-20
10 Am

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, October 14, 2020 11:47 PM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2020-0136-A
Attachments: Re-Cert 1 2020-0136-A.doc; Re-Cert 2 2020-0136-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 3608 Washington Boulevard. Thanks.



CERTIFICATE OF POSTING

2020-0136-A

RE: Case No.: _____

Petitioner/Developer: _____

Jun Yu Li, Yong Yi Wu

October 16, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

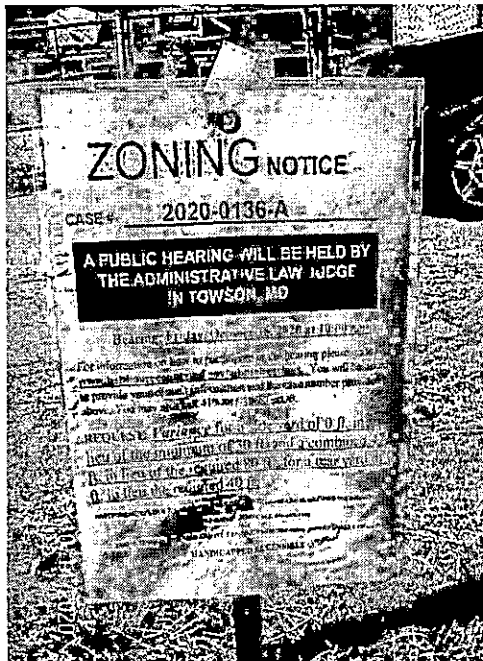
Ladies and Gentlemen:

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

3608 Washington Boulevard **SIGN 1 Recertification**

September 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 14, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0136-A

RE: Case No.: _____

Petitioner/Developer: _____

Jun Yu Li, Yong Yi Wu

October 16, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

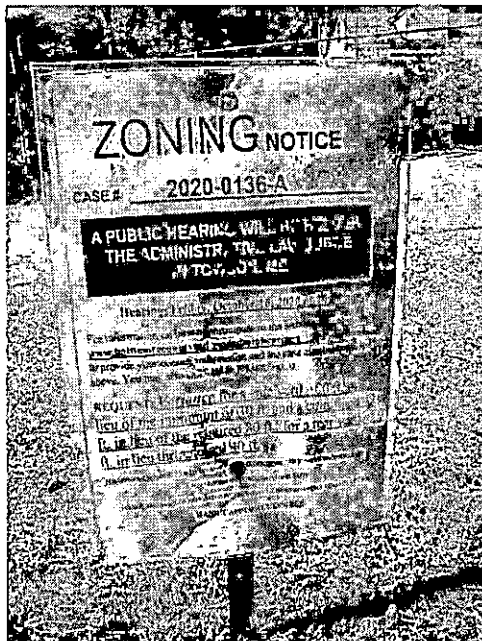
Ladies and Gentlemen:

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

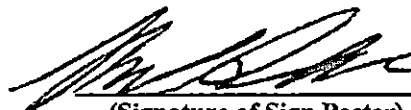
3608 Washington Boulevard **SIGN 2 Recertification**

September 26, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 14, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Case No.: 2020-0136-A – 3608 Washington Boulevard – October 16th at 10:00 AM

Exhibit Sheet

Petitioner/Developer

Protestants

DW
11-24-20

10/22/20
Druhan

No. 1	Zoning Plan	
No. 2	Aerial Photo	
No. 3	Aerial Photo	
No. 4	Photo	
No. 5	Photo	
No. 6	Photo	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Debra Wiley

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Wednesday, October 14, 2020 7:26 AM
To: Administrative Hearings
Subject: Case No: 2020-0136-A - 3608 Washington Boulevard
Attachments: Exhibit 1 Plan.pdf; Exhibit 2 Aerial.pdf; Exhibit 2A Aerial.pdf; Exhibit 3.png; Exhibit 3B.png; Exhibit 3C.png

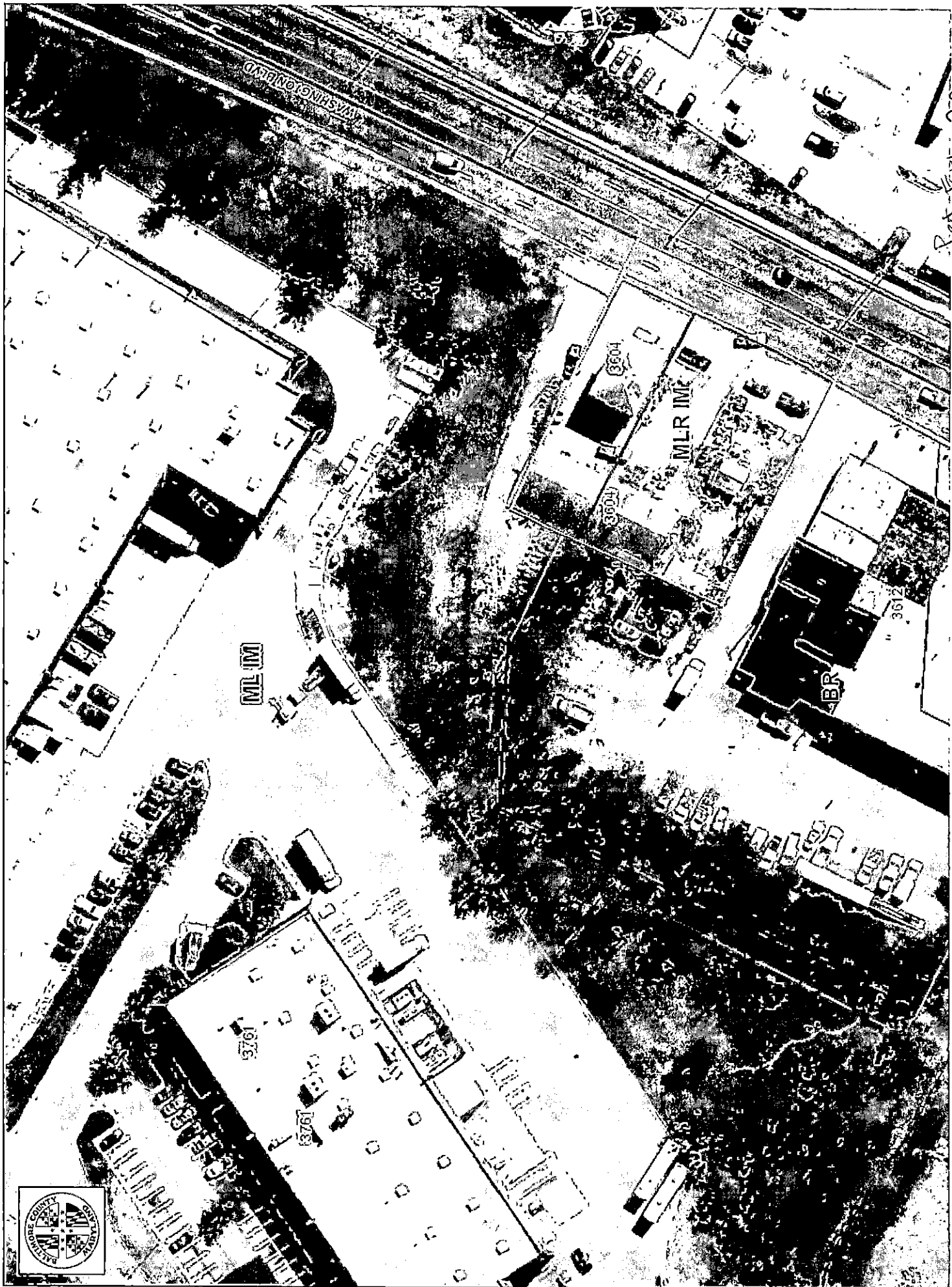
CAUTION: This message from rick@richardsonengineering.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208

Baltimore County - My Neighborhood



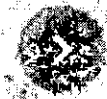
Title



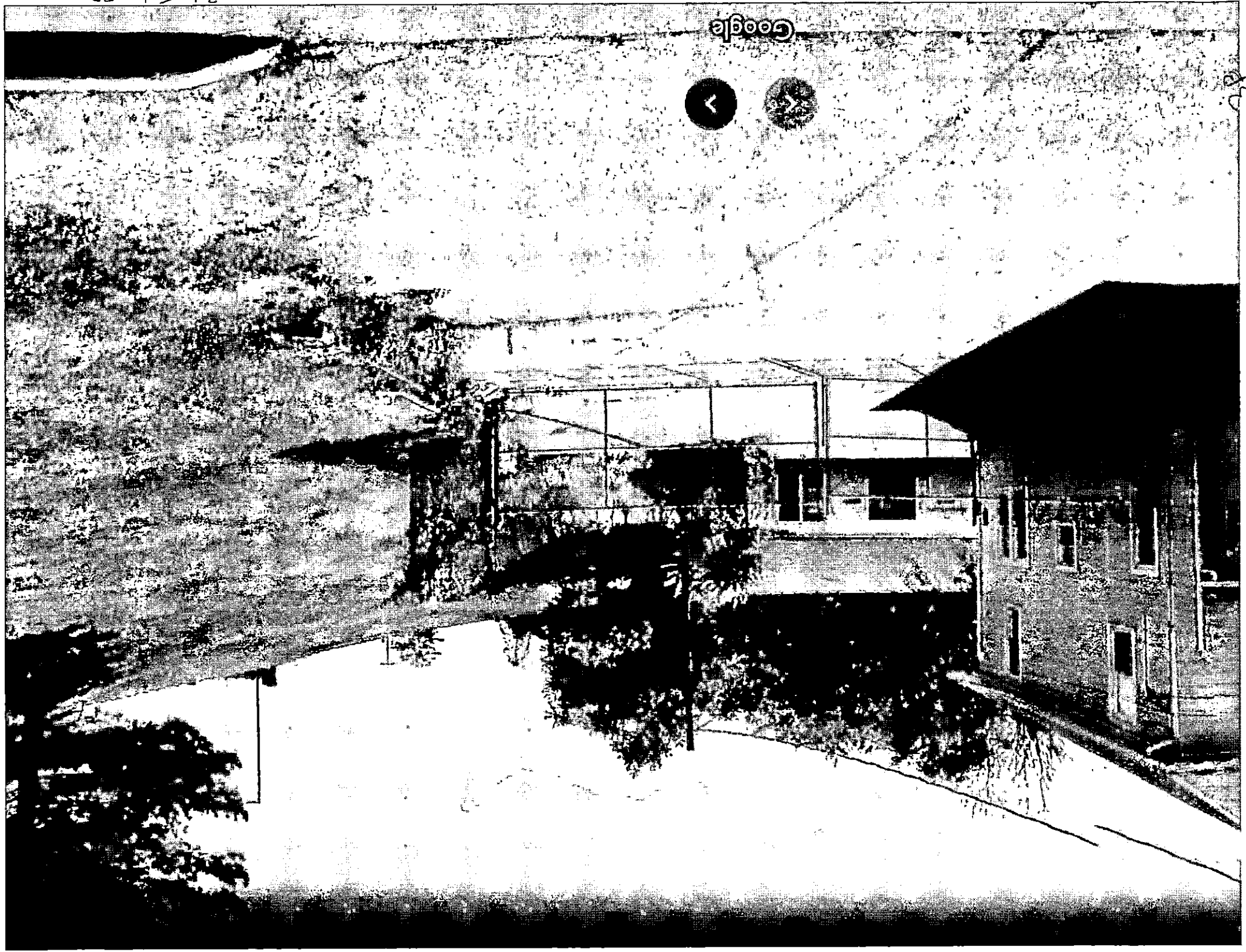


00 12 70

Google



25

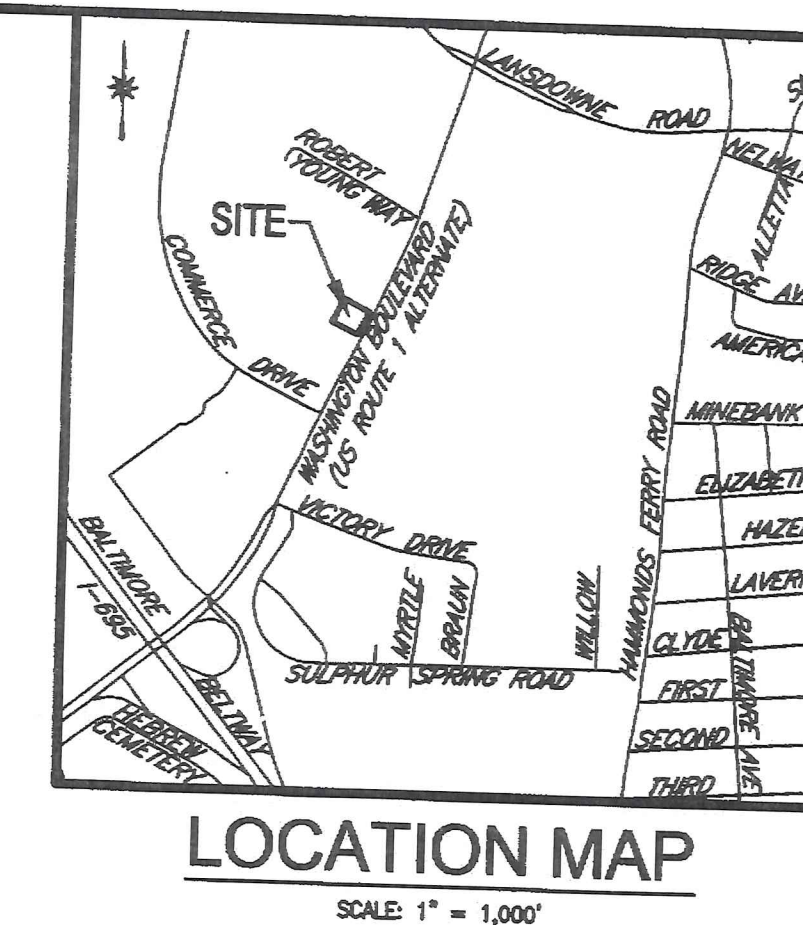
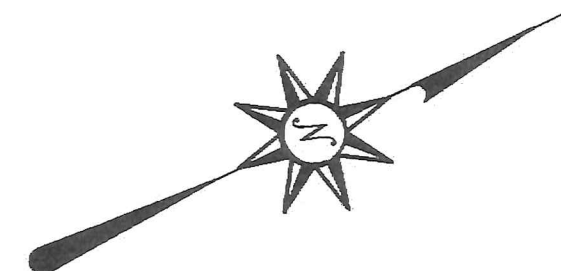




Rice Tire
Fire Shop

3604 Washington
Boulevard

Google



GENERAL NOTES:

- OWNER:
JUN YU LI & YONG YI WU
907 E SEMINARY AVENUE
TOWSON MD 21286
- SITE AREA:
GROSS: 24,680 Sq.Ft. or 0.57 Ac.±
NET: 20,550 Sq.Ft. or 0.47 Ac.±
- EXISTING BUILDING AREA: 3,600 Sq.Ft. (TO BE RECONSTRUCTED)
EXISTING BUILDING AREA: 3,604 Sq.Ft. (TO BE DEMOLISHED)
TOTAL EXISTING BUILDING AREA: 4,905 Sq.Ft.
PROPOSED BUILDING ADDITION AREA: 3,600 Sq.Ft.
TOTAL PROPOSED BUILDING AREA: 7,200 Sq.Ft.
- UTILITIES
PUBLIC WATER
PUBLIC SEWER
- DEED REF: 42488/496
- TAX ACCOUNT: #1308002500 & #1308300330
- COUNCILMANIC DISTRICT: 1ST
- REGIONAL PLANNING DISTRICT: ARBUTUS/LANSDOWNE
- CENSUS TRACT: 4304
- WATERSHED: PATAPSCO RIVER
- EXISTING ZONING: MLR IM & BR (PER 1"=200' ZONING MAP 109A1 & 102A3)
- TAX MAP #109, GRID #2, PARCEL #252
- NO PRIOR PERMITS ON FILE
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100510G, DATED MAY 5, 2014.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
- TYPE DEFICIENT(Y/N) NOTE
WATER N
SEWER N
TRANSPORTATION N
- NO PREVIOUS ZONING CASES ON FILE.
- FLOOR AREA RATIO (FAR) MLR ZONE
MAX PERMITTED: 0.8
EXISTING: 4,905/24,680 = 0.20
PROPOSED: 7,200/24,680 = 0.29
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS FOR MLR ZONE
TYPE REQUIRED PROVIDED
FRONT 50' 70' (47'± TOTAL)
SIDE 30' EACH (80' TOTAL) 0' (47'± TOTAL)
REAR 40' 0'
- USE
EXISTING: VACANT, PREVIOUS LAWN MOWER SALES & SERVICE
PROPOSED: FURNITURE WAREHOUSE AND SALES
- PARKING REQUIRED: 85% WAREHOUSE, 15% SALES
WAREHOUSE: 1 PER EMPLOYEE ON LARGEST SHIFT = 5 SPACES
SALES: 2.5 SPACES PER 1,000 SF GROSS FLOOR AREA = 15% OF 7,200 SF = 1,080 SF
TOTAL REQUIRED: 8 SPACES
PROVIDED:
9 SPACES (1 H.C., 8 STANDARD)

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

PLAN TO ACCOMPANY ZONING PETITION
FOR

3608 WASHINGTON
BOULEVARD

BALTIMORE, MD 21227

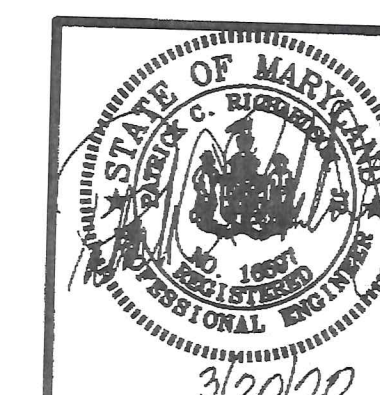
BALTIMORE COUNTY
13TH ELECTION DISTRICT

1ST COUNCILMANIC DISTRICT

REVISIONS

DRAWN BY:	CHECKED BY:	SCALE:
AAR	PCR	1" = 20'
DATE:	JOB NO.:	SHEET NO.:
3-20-20	20030	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2021



VENTURE B G LLC
TAX ACCOUNT #2500007000
MAP #109, GRID #2, PARCEL #254, LOT #1
DEED REF: N/A
PLAT REF: 79/125
ZONING: BL AS
USE: COMMERCIAL

VENTURE B G LLC
TAX ACCOUNT #2500007001
MAP #109, GRID #2, PARCEL #254, LOT #4
DEED REF: N/A
PLAT REF: 79/125
ZONING: BL AS
USE: COMMERCIAL

VENTURE B G LLC
TAX ACCOUNT #2500007003
MAP #109, GRID #2, PARCEL #254, LOT #3
DEED REF: N/A
PLAT REF: 79/125
ZONING: BL AS
USE: COMMERCIAL

LINDA F WAREHOUSE TRUSTEE
TAX ACCOUNT #131280025
MAP #109, GRID #2, PARCEL #129
DEED REF: 32228/129
ZONING: BR
USE: COMMERCIAL

LINDA F WAREHOUSE TRUSTEE
TAX ACCOUNT #131280025
MAP #109, GRID #2, PARCEL #129
DEED REF: 32228/129
ZONING: BR
USE: COMMERCIAL

MERRITT-OSB LLC
TAX ACCOUNT #2200019424
MAP #109, GRID #1, PARCEL #128
DEED REF: 25901/682
PLAT REF: 66/70
ZONING: ML IM
USE: INDUSTRIAL

WASHINGTON BOULEVARD
ALTERNATE US 1