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 11 Lynbrook Road **which is presently zoned** BL

Deed References: 42843/48 10 Digit Tax Account # 1501920231

Property Owner(s) Printed Name(s) Luck Star, LLC

(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) 400.3 to allow an accessory structure to be 20' tall in lieu of the permitted 15'

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

ORDER RECEIVED FOR FILING
Date 7/20/21
By

Legal Owners (Petitioners):

Wai-Yi Lau /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 / Signature # 2

7839 Saint Thomas Lane Baltimore MD
Mailing Address City State

21236 / 215-796-1128 / wai421@gmail.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino LaFiandra
Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305 Towson MD
Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

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

CASE NUMBER 2021-0109-A **Filing Date** 04/20/2021 **Do Not Schedule Dates:** _____ **Reviewer** JCM

REV. 10/4/11

Richardson Engineering, LLC

7 Deneison Street
Timonium, Maryland 21093

Tel: (410) 560-1502
richardsonengineering.net

ZONING PROPERTY DESCRIPTION FOR
11 LYNBROOK ROAD
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point 332 feet +/- south of the intersection of Eastern Boulevard and Lynbrook Road thence the following bearings and distances: (1) North 82 degrees 43 minutes 45 seconds East 341.53 feet, (2) South 25 degrees 01 minutes 15 seconds East 66.93 feet, (3) South 74 degrees 12 minutes 45 seconds West 352.10 feet, (4) North 14 degrees 01 minutes 15 seconds West 116.70 feet to the point of beginning.

Containing a net area of 31,421 square feet or 0.72 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

STATE OF MARYLAND
PATRICK C. RICHARDSON
NO. 16597
REGISTERED
PROFESSIONAL ENGINEER

3/25/21