



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 1414 E. Joppa Rd, Towson 21286 which is presently zoned RO
 Deed References: 12/106 10 Digit Tax Account # 0906100300
 Property Owner(s) Printed Name(s) Hee Jung Jun

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attached

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

See attached

3. ☒ a Variance from Section(s)

See attached

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

To be presented at hearing, and please see attached affidavit.

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):

Hee Jung Jun

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature #1

Signature #2

1414 E. Joppa Rd Towson MD

Mailing Address City State

21286
 Zip Code Telephone # Email Address

Representative to be contacted:

Donna H. Burdye K King

Name - Type or Print

[Signature]

Signature

309 W. Pennsylvania Ave, Towson, MD

Mailing Address City State

21204, 410-494-1005, dking@dking-law.com
 Zip Code Telephone # Email Address

CASE NUMBER 2022-0356-SPHXA Filing Date 3/14/22

Do Not Schedule Dates:

Reviewer SMC

REVISED

Attachment

Special Hearing

Hee Jung Jun (Owners)
1414 E. Joppa Road (property)

Special Exception Relief:

BCZR 204.3.B.3. to permit an animal grooming facility

Variance Relief:

BCZR 409.4. to permit off-street parking with no vehicular travel way or driveway and to permit employee parking space on the side of the building

Special Hearing Relief:

BCZR 204.3.C.2. to permit parking in the front yard of the lot in lieu of the required side or rear yard only.

BCZR 409.8.A.4. in the alternative, to permit a modified plan for parking to be zero(0) feet from the right of way in lieu of the required ten (10) feet from the right of way.

BCZR409.6 in the alternative, to permit the five parking spaces shown on the site plan as adequate amount of parking spaces for the animal grooming facility.

BCZR 409.8.A.5. to allow dead-end aisle side parking with no backup area in lieu of the requirement to provide sufficient backup area in a dead-end



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
1414 E. Joppa Road
Election District No.9
Councilmanic District No.5
Baltimore County, MD



A handwritten signature in black ink, followed by the date "9/7/21" written in a similar style.

Beginning at a point on the North Side of East Joppa Road, said being 500 feet east of the center of Drumwood Court and being the northern most 125.00 feet of Lot No. 46 as shown on a plat entitled "Towsondale" and recorded among the Land Records of Baltimore County in Plat Book 12 Page 106.

Containing 0.178 gross acres of land.

2021-0356-SP11XA

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING April 18, 2022
FORMAL OR INFORMAL RESPONSE DUE AT April 25, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
- * PAI, Zoning Review H.O. Hearing File (Kristen Lewis), kewis@baltimorecountymd.gov
- * PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
- * PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
- * PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
- * PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
- * Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
- * Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
- * Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
- * County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
- * Mike Ruby (Newspaper), mildmanneredcomm@aol.com
- + People's Counsel, rwheatley@baltimorecountymd.gov
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
- + Kathy Are, kare@baltimorecountymd.gov
- & State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
- & Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
- & PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
- # People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
- # Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
- # IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
- # Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
- * IF ELDERLY HOUSING, Community Development, MS #1102M
- * IF TOWER, Tower Coordinator, c/o OIT, MS #2007
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2021-0356-SPHXA **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE, SPECIAL EXCEPTION, SPECIAL HEARING
Legal Owner: Jung Hee Jun
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 1414 E JOPPA RD

Location: Property located at beginning at the North side of East Joppa Rd., at a distance of 500 ft. East of Drumwood Court.

Existing Zoning: RO **Area:** 6,250 SQ FT.

Proposed Zoning:

VARIANCE:

BCZR 409.4: To permit off-street parking with no vehicular travel way or driveway and to permit employee parking space on the side of the building.

SPECIAL EXCEPTION:

BCZR 204.3.B.3: To permit an animal grooming facility.

SPECIAL HEARING:

BCZR 204.3.C.2.: To permit parking in front yard of the lot in lieu of the required side or rear yard only.

BCZR 409.8.A.4.: In the alternative, to permit a modified plan for parking to be zero (0) feet from the right of way in lieu of the required ten (10) feet from the right of way.

BCZR 409.6.: In the alternative, to permit the five parking spaces shown on the site plan as adequate amount of parking spaces for the animal grooming facility.

BCZR 409.8.A.5.: To allow dead-end aisle side parking with no backup area in lieu of the requirement to provide sufficient backup area in a dead-end.

Attorney: Donna King

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Emailed Donna King on 1/6/22 to inform her petition cannot be submitted as is, and provided her with what needed to be corrected. I am waiting on response from her.

OLD

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 14, 2022
FORMAL OR INFORMAL RESPONSE DUE AT March 21, 2022 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
- * PAI, Zoning Review H.O. Hearing File (Kristen Lewis), kewis@baltimorecountymd.gov
- * PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
- * PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
- * PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
- * PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
- * Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
- * Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
- * Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovment@baltimorecountymd.gov
- * County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
- * Mike Ruby (Newspaper), mildmanneredcomm@aol.com
- + People's Counsel, rwheatley@baltimorecountymd.gov
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
- + Kathy Are, kare@baltimorecountymd.gov
- & State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
- & Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
- & PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
- # People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
- # Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
- # IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
- # Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
- * IF ELDERLY HOUSING, Community Development, MS #1102M
- * IF TOWER, Tower Coordinator, c/o OIT, MS #2007
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

OLD

Attachment
Special Hearing

Hee Jung Jun (Owners)
1414 E. Joppa Road (property)

Special Exception Relief:

BCZR 204.3.B.3. to permit an animal grooming facility

Variance Relief:

BCZR 409.4. to permit off-street parking with no vehicular travel way or driveway and to permit employee parking space on the side of the building

Landscape Manual section III.B.1. and section IV.D., to waive any requirement of a landscape strip at front of property at Joppa Road, and instead “class B” screening on the sides of the parking lot.

Special Hearing Relief:

BCZR 204.3.C.2. to permit parking in the front yard of the lot in lieu of the required side or rear yard only.

BCZR 409.8.A.4. in the alternative, to permit a modified plan for parking to be zero(0) feet from the right of way in lieu of the required ten (10) feet from the right of way.

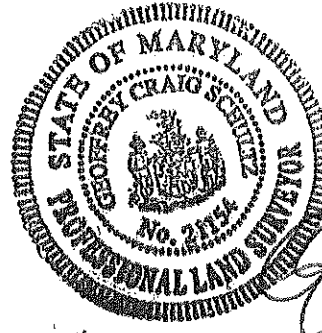
BCZR409.6 in the alternative, to permit the five parking spaces shown on the site plan as adequate amount of parking spaces for the animal grooming facility.

BCZR 409.8.A.5. to allow dead-end aisle side parking with no backup area in lieu of the requirement to provide sufficient backup area in a dead-end



57 WEST TIMONIUM ROAD
SUITE 210
TIMONIUM, MD 21093
PHONE: (410) 252-4444
WWW.POLARISLC.COM

Zoning Description of
1414 E. Joppa Road
Election District No.9
Councilmanic District No.5
Baltimore County, MD



Beginning at a point on the North Side of East Joppa Road, said being 500 feet east of the center of Drumwood Court and being the northern most 125.00 feet of Lot No. 46 as shown on a plat entitled "Towsondale" and recorded among the Land Records of Baltimore County in Plat Book 12 Page 106.

Containing 0.178 gross acres of land.

2021-0356-SP114A