



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREENE. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 27, 2024

Shuggi Farris & Wang Yaheng- fshuggi@gmail.com
3618 Mount Carmel Road
Upperco, MD 21155

RE: Petition for Administrative Variance
Case No. 2024-0053-A
Property: 3618 Mount Carmel Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

c: John Coldiron- john.coldiron@maryland.gov

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(3618 Mount Carmel Road)		
5 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Shuggi Farris & Wang Yaheng	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO.2024-0053-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Shuggi Farris and Wang Yaheng ("Petitioners") for the property located at 3618 Mount Carmel Road, Upperco (the "Property"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to permit a proposed accessory building (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft.

The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2E). Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS"), dated March 6, 2024, indicating development of the property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code). An additional DEPS comment indicated the following:

"Forest Conservation Regulations can be met by filing a Single Lot Declaration of Intent provided forest clearing is less than 20,000 square feet, which cannot be determined from the site plan provided with the zoning request."

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 10, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavit 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 detached garage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, shall not contain any sleeping quarters, living area, kitchen or bathroom facilities, and will not have separate electric or utility connections, 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 27th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 400.3, to permit a proposed accessory building (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners and subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, bathroom facilities or kitchen facilities.
3. The detached garage shall not have a separate utility or electric connection and shall connect all electrical to the home.
4. The detached garage shall not be used for commercial or industrial purposes.
5. Petitioners shall comply with the DEPS ZAC comment, dated March 6, 2024; 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

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for Baltimore County

AMB:dlw

AN

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RE: IVED
MAR 14 2024
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TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0053-A
Address: 3618 MOUNT CARMEL RD
Legal Owner: Shuggi Farris, Wang Yaheng

Zoning Advisory Committee Meeting of March 11, 2024.

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

☒ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations can be met by filing a Single Lot Declaration of Intent provided forest clearing is less than 20,000 square feet, which cannot be determined from the site plan provided with the zoning request.

Reviewer: Glenn Shaffer



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 27, 2024

Shuggi Farris & Wang Yaheng – fshuggi@gmail.com
3618 Mount Carmel Road
Upperco, MD 21155

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Property: 3618 Mount Carmel Road

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* * * * *

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“Forest Conservation Regulations can be met by filing a Single Lot Declaration of Intent provided forest clearing is less than 20,000 square feet, which cannot be determined from the site plan provided with the zoning request.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 10, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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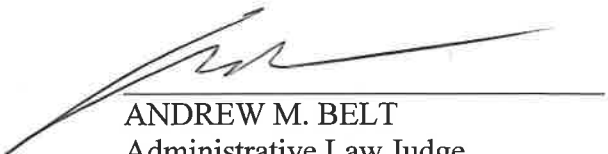
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 400.3, to permit a proposed accessory building (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., and it is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. 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.
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4. The detached garage shall not be used for commercial or industrial purposes.
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Any appeal of this decision must be made within thirty (30) days of the date of this Order



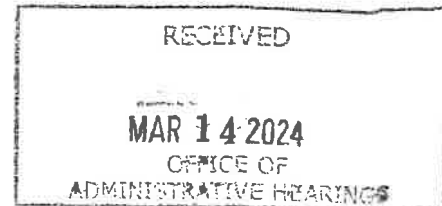
ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

AN

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0053-A
Address: 3618 MOUNT CARMEL RD
Legal Owner: Shuggi Farris, Wang Yaheng

Zoning Advisory Committee Meeting of March 11, 2024.

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

 X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation Regulations can be met by filing a Single Lot Declaration of Intent provided forest clearing is less than 20,000 square feet, which cannot be determined from the site plan provided with the zoning request.

Reviewer: Glenn Shaffer



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 3618 Mount Carmel Road; Upperco, MD Currently Zoned RC2
Deed Reference 45612 / 00045 10 Digit Tax Account # 0 5 2 3 0 3 5 5 1 0
Owner(s) Printed Name(s) Shuggi Farris & Wang Yaheng

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a proposed accessory building (garage) to have a height of 25 feet in lieu of the maximum allowed 15 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 zoning regulations of Baltimore County, to the zoning 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):

<u>SHUGGI FARRIS</u>	<u>WANG YAHENG</u>	
Name #1 – Type or Print	Name #2 – Type or Print	
<u>[Signature]</u>	<u>[Signature]</u>	
Signature #1	Signature #2	
<u>3618 Mount Carmel Road</u>	<u>Upperco</u>	<u>Maryland</u>
Mailing Address	City	State
<u>21155</u>	<u>fshuggi@gmail.com</u>	
Zip Code	Telephone #'s (Cell and Home)	Email Address

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

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

John Coldiron
Name - Type or Print

Signature
136 Farm View Drive; Oxford, PA
Mailing Address City State
19363 / 610-587-9950 / john.coldiron@maryland.gov
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 _____ day of _____, _____ 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 2024-0053-A Filing Date 2 / 27 / 24 Estimated Posting Date 3 / 10 / 24 Reviewer JS

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: 3618 Mount Carmel Road Upperco MD 21155
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)**

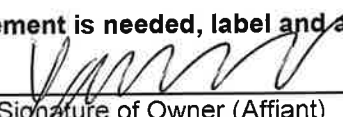
The owners of the property at 3618 want to construct a garage for personal use accessory to their existing home located on 4.164 acres in Rural Baltimore County. The proposed garage is 60'x40' with a side wall height above grade of 14' and a roof with an additional 10'10" in height for a total of 24' 10" of height above grade not including the proposed cupola which is exempt per section 300. The property is located on the edge of a wooded area and in the midst of agricultural farm land. The proposed structure would be in keeping with the architecture of the area and would in no way be detrimental to the public safety or public welfare.

Succinctly, we are seeking a variance to section 400.3 to allow a single accessory structure with a maximum height of 24 feet 10 inches in Leiu of the 15 foot maximum in the ordinance.

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


Signature of Owner (Affiant)

Farns Shuggi
Name - Print or Type


Signature of Owner (Affiant)

Yabeng Wang
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 February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Farns Shuggi and Yabeng Wang

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

3/20/2027



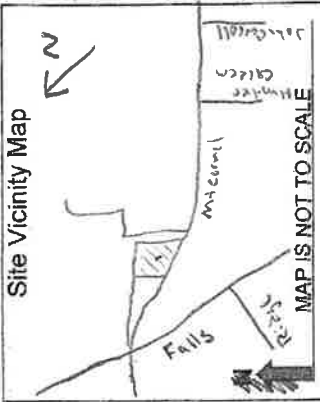
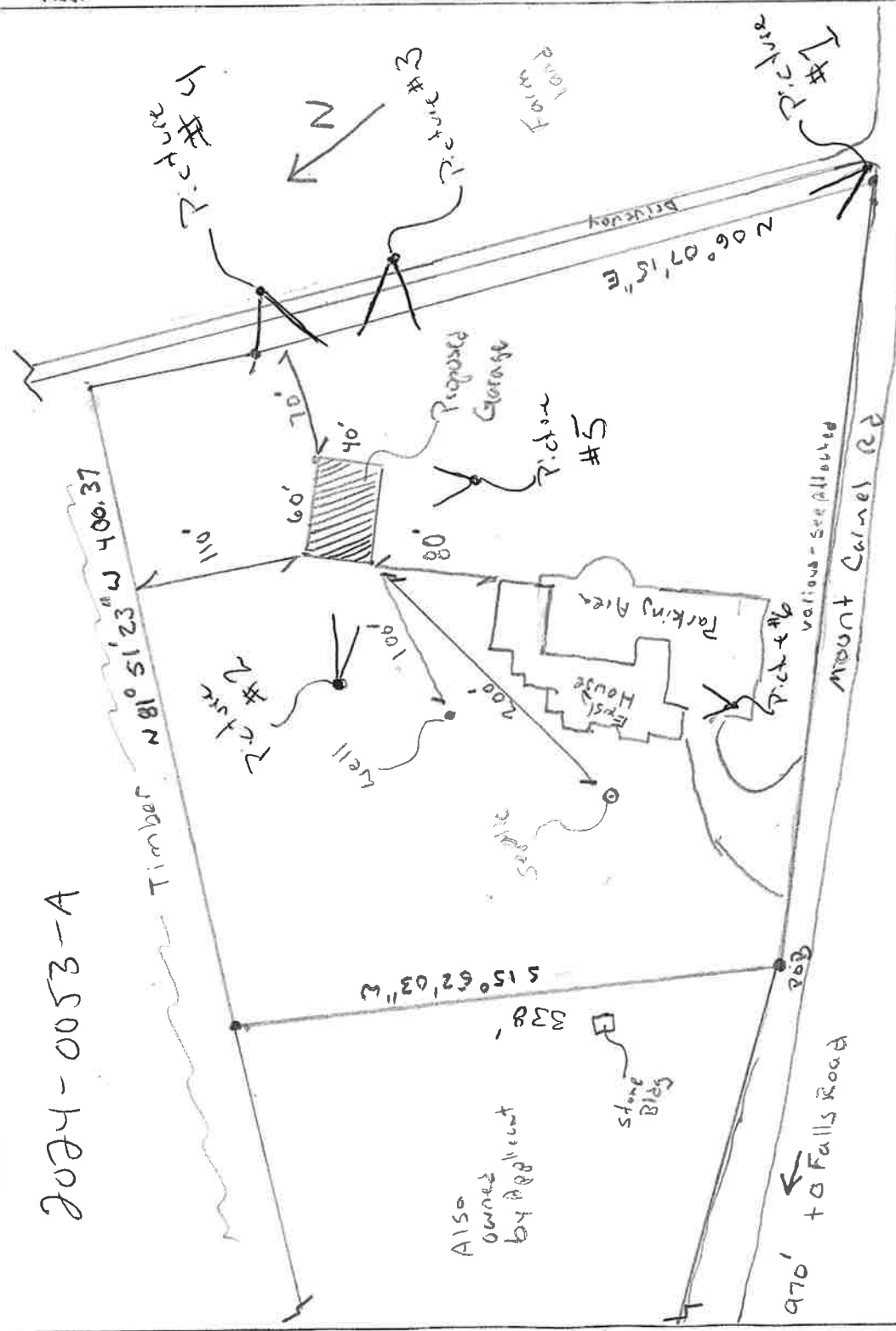
Zoning Property Description for 3618 Mount Carmel Rd

Beginning at the point on the south western corner on Mount Carmel Road and running northeast 338 feet to point two (between parcel 1 and 2 both under the same ownership). Point three is 400.37' south-east of point 2. Point four is 110.91 feet South. In the same general direction Point five is an additional 394.85 feet and ends at a point on the edge of Mount Carmel Road. There are various technical points in between 5 and 1 but succinctly, it is approximately 472 feet to the beginning point along Mount Carmel Road. As per the attached Meets and Bounds found in Liber 40521, Folio 389.

2024-0053-4

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 3618 Mount Carmel Rd Owners(s) Name(s) Shuggi Farris & Wang Yabeng
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # 4052 Folio # 389 10 Digit Tax # 052303551 Deed Reference# 45612100045

2024-0053-A



Zoning Map # _____
 Zoning RC2
 Election District 5
 Council District 3
 Lot Area Acreage 4.164
 Lot Square Footage 181,384
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is: Public _____ Private X
 Sewer is: Public _____ Private X
 Prior Hearing (Yes or No) Yes
 If (Yes) list Case Number(s) and order result(s) below:
2003-0209A
Admin Violation side yard
Setback 3' in lieu of
Required 35' (property setback)
 Violation Case Number(s) _____



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353
WWW.BALTIMORECOUNTYMD.
V

Cashier: Mitchell K.

Transaction **102166**

Total	\$75.00
DEBIT CARD SALE	\$75.00
VISA 6918	

Retain this copy for statement
validation

Station: Permit Processing - Mi

23-Feb-2024 12:44:47P
\$75.00 | Method: CONTACTLESS
US DEBIT XXXXXXXXXXXX6918
VISA CARDHOLDER
Reference ID: 405400556896
Auth ID: 052504
MID: *****2995
AID: A0000000980840
AthNtwkNm: VISA
RtInd: CREDIT

Payment 7R0JX60Q4SMCJ

Clover Privacy Policy
<https://clover.com/privacy>

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0053-A Address 3618 MOUNT CARMEL ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/27/24 Posting Date: 3/10/24 Closing Date: 3/25/24

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024-0053-A Address 3618 MOUNT CARMEL ROAD

Petitioner's Name: FARRIS + YAHENG Telephone (Cell) JOHN COLDIRON 610-587-9950

Posting Date: 3/10/24 Closing Date: 3/25/24

Wording for Sign: To Permit _____

- To permit a proposed accessory building (garage) to have a height of 25 feet in lieu of the maximum allowed 15 feet.

Revised 1/2022

**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: 2024-0053-A
Property Address: 3618 MOUNT CARMEL ROAD
Legal Owners (Petitioners): SHUGGI FARRIS + WANG YANGNG
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): JOHN COLDIRON
Address: 136 FARM VIEW DRIVE
OXFORD, PA 19363

Telephone Number: 610-587-9950

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 05 Account Number - 0523035510		
Owner Information		
Owner Name:	SHUGGI FARRIS G WANG YAHENG	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3618 MT CARMEL RD HAMPSTEAD MD 21074-	Deed Reference: /45612/ 00045
Location & Structure Information		
Premises Address:	3618 MT CARMEL RD HAMPSTEAD 21074-	Legal Description: 4.164 AC 3618 MT CARMEL RD NES 970 E OF FALLS RD
Map:	Grid:	Parcel:
0020	0010	0139
Neighborhood:	Subdivision:	Section:
5040004.04	0000	
Block:	Lot:	Assessment Year:
		2023
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1934	7,070 SF	4,1640 AC
County Use	04	
Stories	Basement Type	Exterior Quality
2	YES	STANDARD UNIT
Full/Half Bath	Garage	Last Notice of Major Improvements
9	4 full/ 1 half	1 Attached
STUCCO		
Value Information		
	Base Value	Value
		As of
		01/01/2023
Land:	124,400	130,300
Improvements	1,329,300	1,265,800
Total:	1,453,700	1,396,100
Preferential Land:	0	0
		1,396,100
Transfer Information		
Seller: TRACEY ROBERT W	Date: 10/13/2021	Price: \$1,550,000
Type: ARMS LENGTH MULTIPLE	Deed1: /45612/ 00045	Deed2:
Seller: TRACEY ROBERT W	Date: 08/01/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /40521/ 00389	Deed2:
Seller: WHEELER CLARENCE EDWIN	Date: 01/10/2013	Price: \$1,350,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33038/ 00189	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2023
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 06/16/2022		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application Date:		

020B1

0523035260

0519064079

2003-0209-A 23035510



GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

*This
Too*

0523035261

020B2

2300012069

NW 28-F

3607

0513001051

PAI # 050079

PAI # 050079

0513021203

0520030075

17209

1994-0420-A

0509099800

3 CD

RC 2

5 ED

MOUNT CARMEL RD

FALLS RD

Pl. Bk. 0000042, Folio 0089
1800001569
Pl. Bk. 0000042, Folio 0089
1800001569

0513001050

2100002499

020B1

0523035260

0519064079

MOUNT CARMEL RD

3 CD

RC 2

6 ED

2300012069

NW 28-F

2003-0209-A 23035510

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

THIS
TOO

0523035261

020B2

0513001051

3607

PAI # 050079

PAI # 050079

0513021203

Pt. Bk. 0000042, Folio 0089
1800001569
Pt. Bk. 0000042, Folio 0089

0509099800

2015-0208-XA

0520030075

17209

1994-0420-A

0513001050

2100002499

FALLS RD

JOB NO.: 521-146-401

FREEDOM SURVEYING INC.



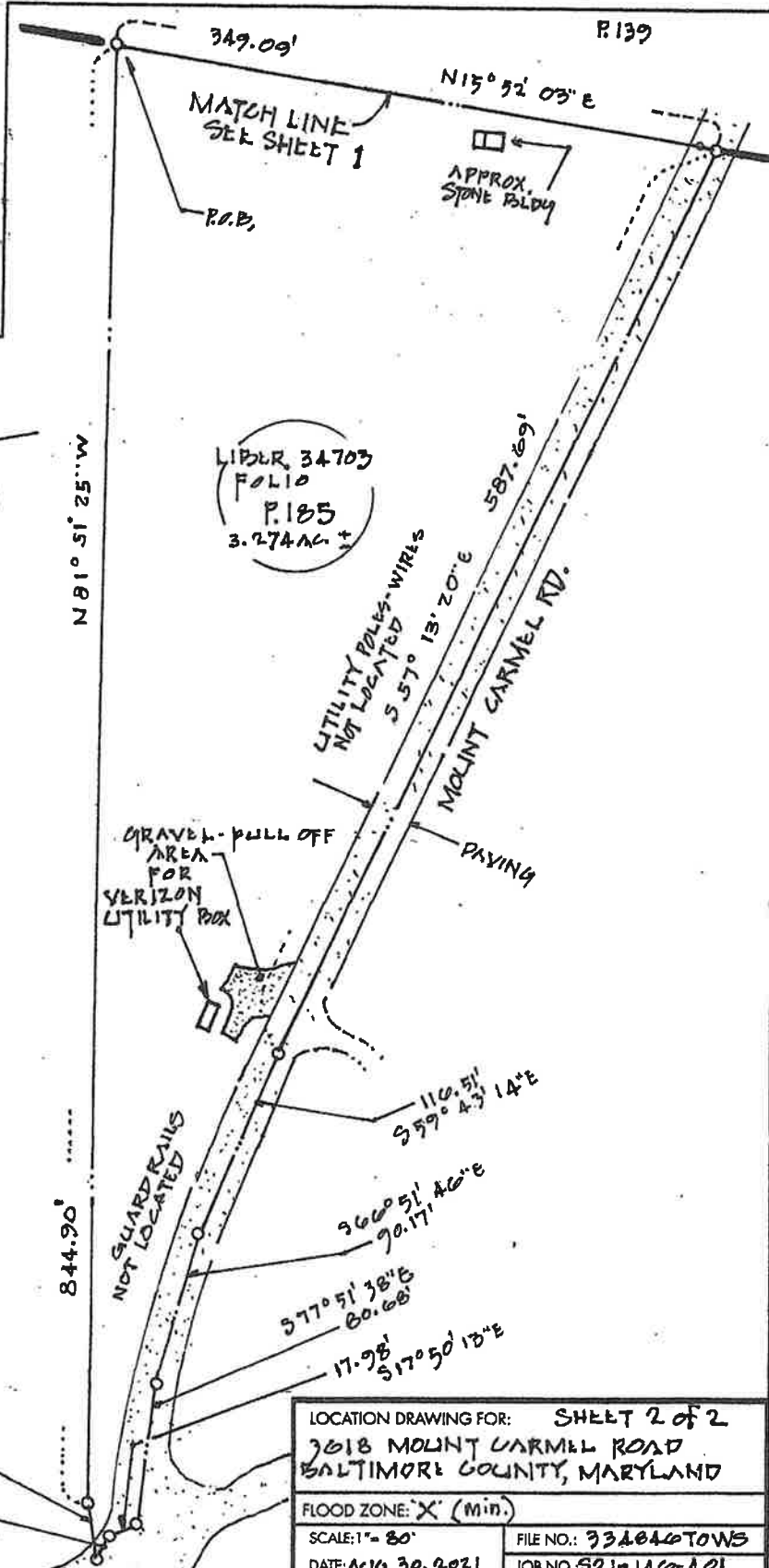
P.O. BOX 1074
BEL AIR, MD 21014
PH. 410.692.9274

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED UNLESS OTHERWISE NOTED AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES, SETBACKS OR PROPERTY CORNERS. ONLY EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS DESCRIBED IN SUBJECT DEED ARE SHOWN. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.



STEVEN K. BROYLES
MD. P.L.S. REG. NO. 10860
(EXP. 4/13/22)

DEED BEARINGS



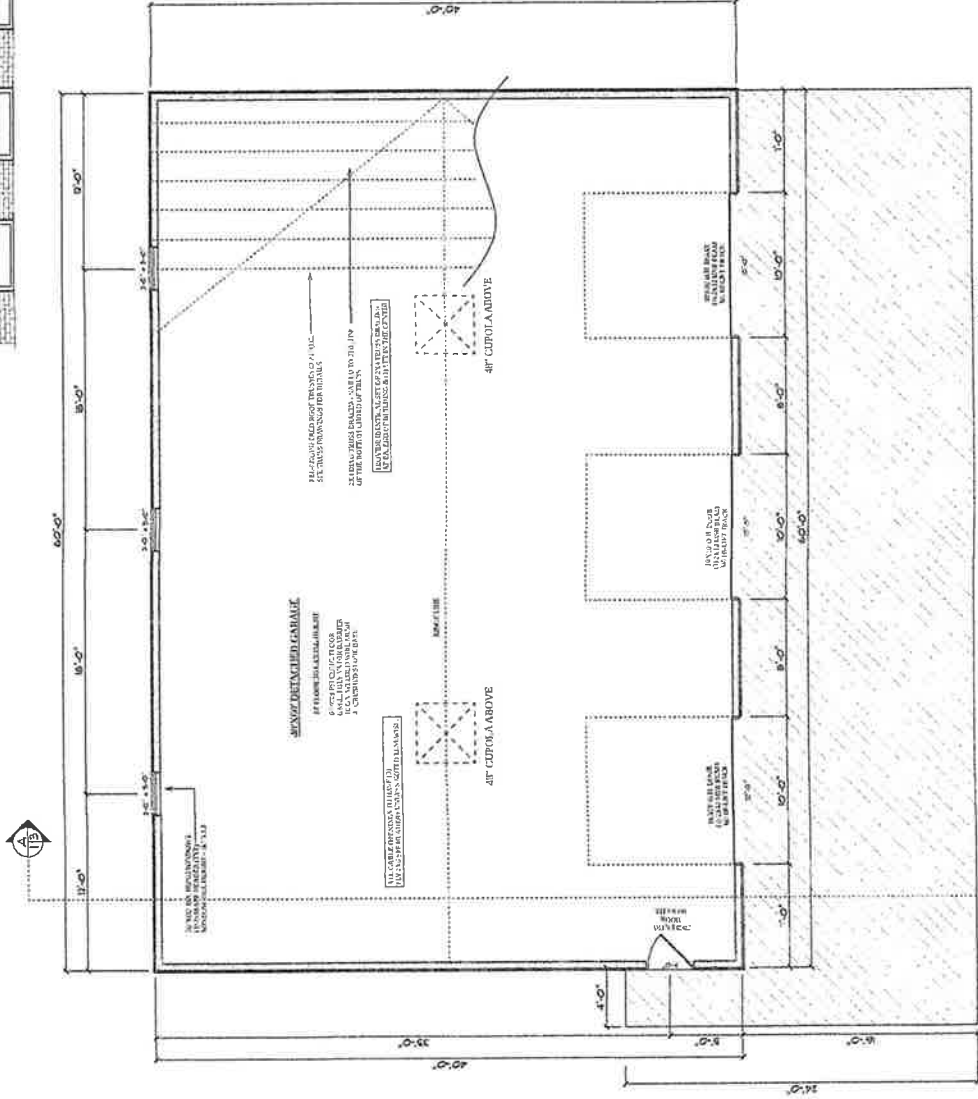
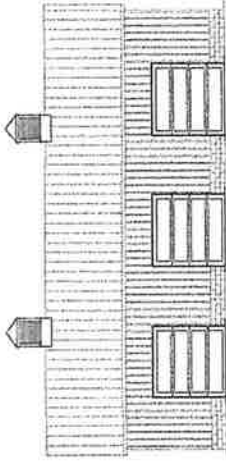
NOTE:
1. THIS DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT THIS IDENTIFICATION MAY NOT BE REQUIRED, FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
2. THIS DRAWING IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
3. THIS DRAWING SHOULD NOT BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
4. THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM. MAP NO. 2240210 0851E EFFECTIVE: 8-26-08
5. THIS DRAWING HAS BEEN PREPARED BY AND/OR UNDER THE RESPONSIBLE CHARGE OF THE HEREON SIGNED LICENSED SURVEYOR.

LOCATION DRAWING FOR: SHEET 2 of 2	
3018 MOUNT CARMEL ROAD	
BALTIMORE COUNTY, MARYLAND	
FLOOD ZONE: "X" (Min.)	
SCALE: 1" = 80'	FILE NO.: 332040TOWS
DATE: April 30, 2021	JOB NO.: 521-140-A01

2024-0053-A

A NEW DETACHED GARAGE FOR:

FARRIS & YAHENG SHUGGI
3618 MOUNT CARMEL RD
UPPERCO, MD 21155



MAIN FLOOR
SCALE: 1/4" = 1'-0"

2024-0053-A

GENERAL NOTES:
1. PROVIDE ALL MATERIALS AND LABOR FOR THE GARAGE.
2. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
3. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
4. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
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7. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
8. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
9. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
10. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.

GENERAL STRUCTURAL NOTES:
1. PROVIDE ALL MATERIALS AND LABOR FOR THE GARAGE.
2. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
3. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.
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WOOD ROOF TRUSS NOTES:
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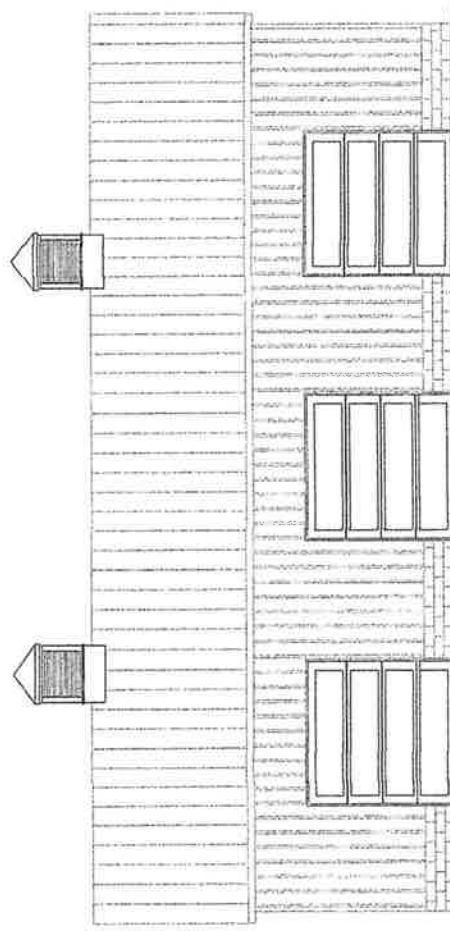
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10. PROVIDE 1" X 12" JOIST LAYOUT IN PLUMBING CONCRETE OF GARAGE.

CONTRACTOR:
LIMITS-TONE BUILDERS LLC
EDMUND RD
COCHINWILLE, VA

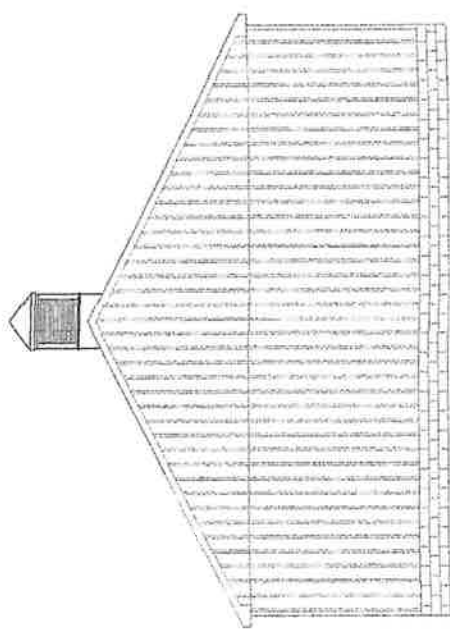
DAVID S KING 717-419-1099
CLASSIC
3618 MOUNT CARMEL RD
UPPERCO, MD

A NEW DETACHED GARAGE FOR:
3618 MOUNT CARMEL RD
UPPERCO, MD

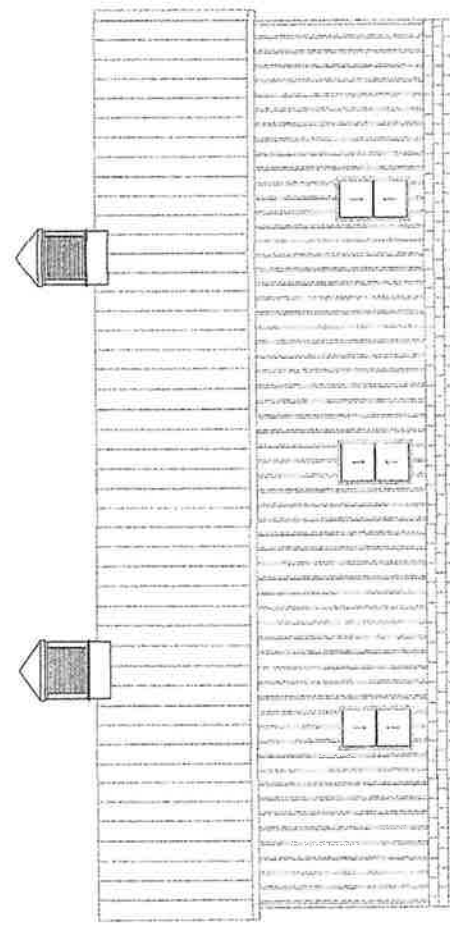
ALL DIMENSIONS AND SITE CONDITIONS SHALL
BE VERIFIED BY CONSTRUCTION PRIOR TO
CONSTRUCTION. DO NOT SCALE DRAWINGS.
OTHER BUILDING PROJECTS, THESE DRAWINGS SHALL
NOT BE REPRODUCED OR COPIED WITHOUT
GETTING PERMISSION FROM ARCHITECT.
DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.
PROJECT: 2024-0053-A
DRAWN BY: C. S. S. S. S.
REVISIONS:
PAGE: 1/3
DATE: 9/1/2023
DRAWING TITLE: COVER PAGE
SHEET NO.: A-1



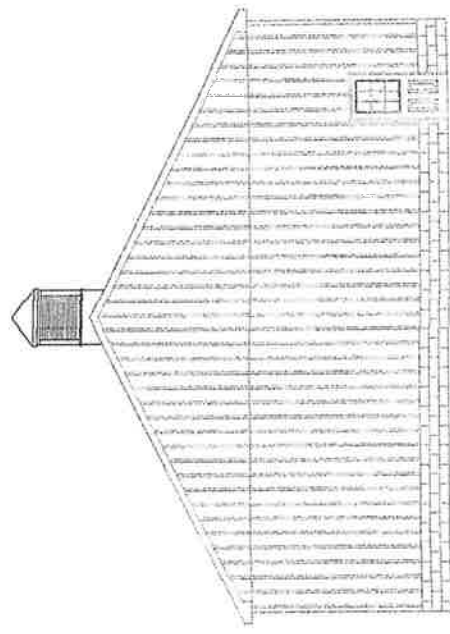
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2024-0053-A

CONTRACTOR: LIMESTONE BUILDERS LLC EDMONTON RD COCKEYVILLE, MD 21220	DAVID S. RIND 717-419-1029 CLASSIC LITTLE ROCK, AR 72202	A NEW DETACHED GARAGE FOR: 3818 MOUNT CARMEL RD MD UPPERCO	ALL DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER BUILDING PROJECT. THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM ARCHITECT. ANY PHYSICAL CHANGES THAT AFFECT THESE DRAWINGS MUST BE APPROVED BEFORE CONSTRUCTION.	PROJECT # 2024-0053 DESIGN BY: C. STOUTS REVISIONS:	PAGE: 3 DATE: 9.11.2023 DRAWING TITLE: ELEVATIONS SHEET NO.: A-2
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SHEET NO. A-3

CROSS SECTION

DATE: _____

PAGE: 3 / 3

REVISIONS.

BRADWIN BY:

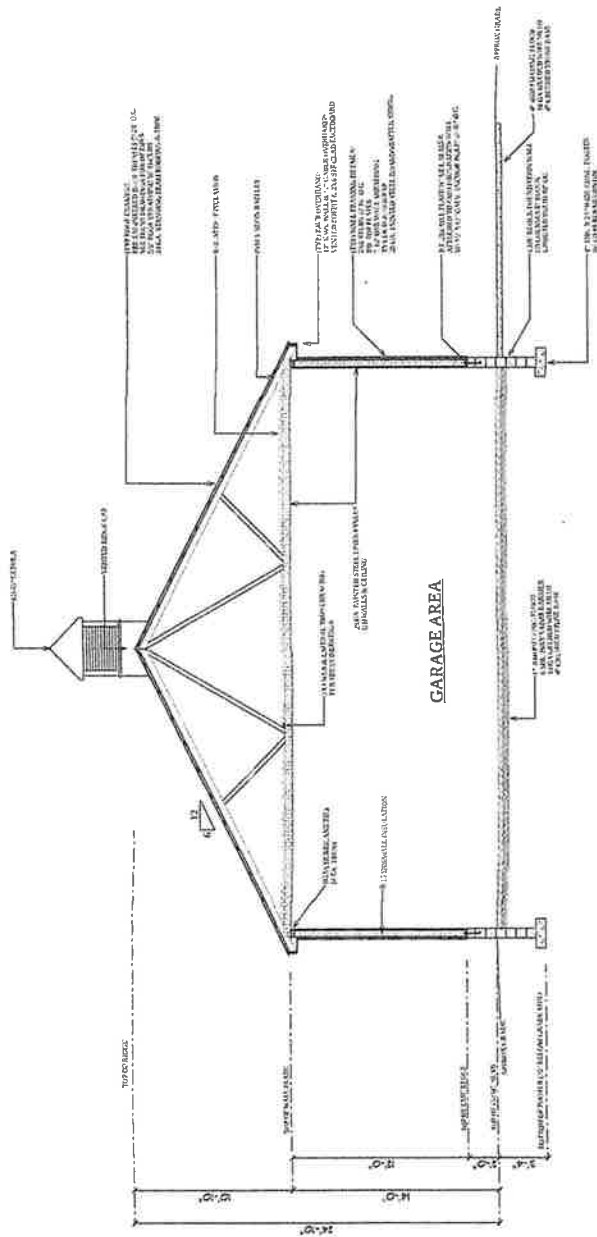
PROJECT • 5076

THESE DRAWINGS SHALL NOT BE REPRODUCED OR COPIED WITHOUT
WRITTEN PERMISSION FROM AECOM INCORPORATED,
AND ANY UNAUTHORIZED CHANGES WILL BE THE RESPONSIBILITY
OF THE USER. THESE DRAWINGS SHALL NOT BE REPRODUCED OR
COPIED WITHOUT WRITTEN PERMISSION FROM AECOM INCORPORATED.

A NEW DETACHED GARAGE FOR:
MD
3818 MOUNT CARMEL RD
UPPERCO

CLASSIC
1201 ROTHSCHILD RD
LEWISIA 17541
LUC

CONTRACT
JIMSTONE BUILDERS LLC
EDENTON RD
COCHISEVILLE PA



CROSS SECTION A
SCALE: 1/4" = 1'-0"



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 3618 Mount Carmel Road; Upperco, MD Currently Zoned RC2
Deed Reference 45612 / 00045 10 Digit Tax Account # 0 5 2 3 0 3 5 5 1 0
Owner(s) Printed Name(s) Shuggi Farris & Wang Yaheng

(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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.3 → To permit a proposed accessory building (garage) to have a height of 25 feet in lieu of the maximum allowed 15 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 zoning regulations of Baltimore County, to the zoning 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):

SHUGGI FARRIS		WANG YAHENG	
Name #1 – Type or Print		Name # 2 – Type or Print	
Signature #1		Signature # 2	
3618 Mount Carmel Road		Upperco	Maryland
Mailing Address		City	State
21155		fshuggi@gmail.com	
Zip Code	Telephone #'s (Cell and Home)	Email Address	

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

N/A

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

John Coldiron

Name - Type or Print

Signature

136 Farm View Drive; Oxford, PA

Mailing Address City State

19363 / 610-587-9950 / john.coldiron@maryland.gov

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 _____ day of _____, _____ 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 2024-0053-A Filing Date 2 / 27 / 24 Estimated Posting Date 3 / 10 / 24 Reviewer JS

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: 3618 Mount Carmel Road Upperco MD 21155
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)**

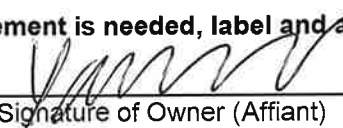
The owners of the property at 3618 want to construct a garage for personal use accessory to
their existing home located on 4.164 acres in Rural Baltimore County. The proposed garage is 60'x40'
with a side wall height above grade of 14' and a roof with an additional 10'10" in height for a total of
24' 10" of height above grade not including the proposed cupola which is exempt per section 300.
The property is located on the edge of a wooded area and in the midst of agricultural farm land. The
proposed structure would be in keeping with the architecture of the area and would in no way be
detrimental to the public safety or public welfare.

Succinctly, we are seeking a variance to section 400.3 to allow a single accessory structure with a
maximum height of 24 feet 10 inches in Leiu of the 15 foot maximum in the ordinance.

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


Signature of Owner (Affiant)

Farns Shuggi
Name - Print or Type


Signature of Owner (Affiant)

Yaheng Wang
Name - Print or Type

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

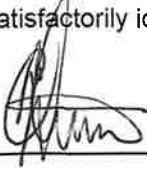
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of February, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Farns Shuggi and Yaheng Wang

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal


Notary Public

3/20/2027
My Commission Expires



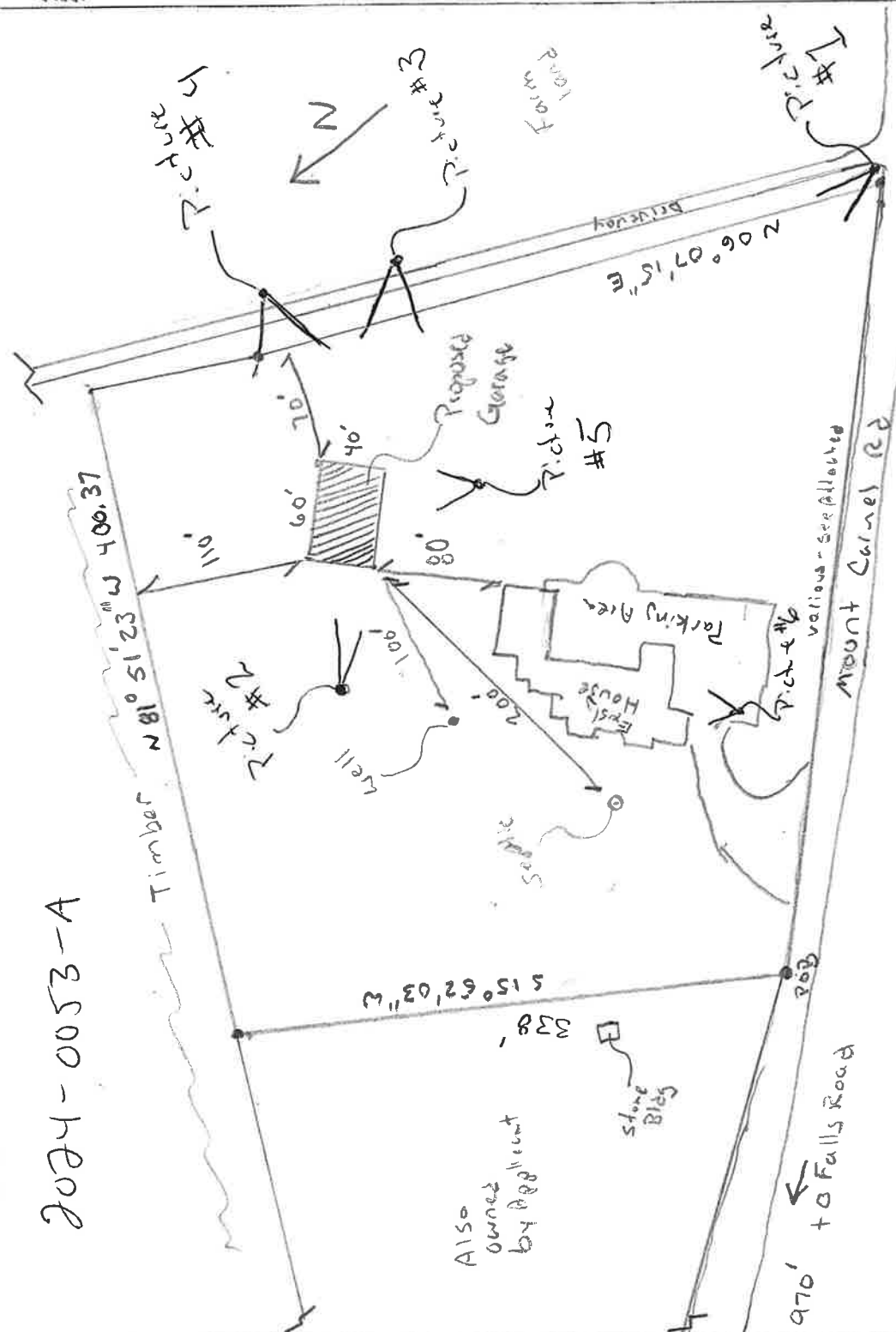
Zoning Property Description for 3618 Mount Carmel Rd

Beginning at the point on the south western corner on Mount Carmel Road and running northeast 338 feet to point two (between parcel 1 and 2 both under the same ownership). Point three is 400.37' south-east of point 2. Point four is 110.91 feet South. In the same general direction Point five is an additional 394.85 feet and ends at a point on the edge of Mount Carmel Road. There are various technical points in between 5 and 1 but succinctly, it is approximately 472 feet to the beginning point along Mount Carmel Road. As per the attached Meets and Bounds found in Liber 40521, Folio 389.

2024-0053-A

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 3618 Mount Carmel Rd Owners(s) Name(s) Shuggi Farris & Wang Yabeng
 Subdivision Name _____ Lot # _____ Block # _____ Section # _____
 Plat Book # 4052 Folio # 389 10 Digit Tax # 052303551 Q Deed Reference# 45612100045

2024-0053-A



Plan Drawn By John Goldiron Date 1.12.24 Scale: 1 inch = 100 Feet
 Farm land

Site Vicinity Map

MAP IS NOT TO SCALE

Zoning Map # RC2
 Zoning RC2
 Election District 5
 Council District 3
 Lot Area Acreage 4.164
 Lot Square Footage 181,384
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities - Mark with (X)
 Water is: Public _____ Private X
 Sewer is: Public _____ Private X
 Prior Hearing (Yes or No) Yes
 If (Yes) list Case Number(s) and order result(s) below:
2003-0209A
Admin. Verdict side Yul
Setback 3' in lieu of
Required 35' (property setback)
 Violation Case Number(s) _____

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2024-0053-A

TO PERMIT A PROPOSED ACCESSORY BUILDING
(GARAGE) TO HAVE A HEIGHT OF 25 FEET IN LIEU OF
THE MAXIMUM ALLOWED 15 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

4:30 P.M. ON 3/25/24

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS APPROVALS AND INSPECTIONS COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 6, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0053-A
Address: 3618 MOUNT CARMEL RD
Legal Owner: Shuggi Farris, Wang Yaheng

Zoning Advisory Committee Meeting of March 11, 2024.

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

 X Development of this property must comply with the Forest
Conservation Regulations (Sections 33-6-101 through 33-6-122 of the
Baltimore County Code).

Additional Comments:

Forest Conservation Regulations can be met by filing a Single Lot Declaration of Intent
provided forest clearing is less than 20,000 square feet, which cannot be determined from
the site plan provided with the zoning request.

Reviewer: Glenn Shaffer

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 7, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0053-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.