



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

August 20, 2024

Dinh Tuan Phan Le – vicissitude.le@gmail.com
4626 Old Court Road
Pikesville, MD 21208

RE: Petition for Administrative Variance
Case No. 2024-0179-A
Property: 4626 Old Court Road

Dear Petitioner:

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 that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

1IN RE: PETITION FOR ADMIN. VARIANCE *	BEFORE THE
(4626 Old Court Road)	
2 nd Election District *	OFFICE OF ADMINISTRATIVE
2 nd Council District *	HEARINGS FOR
Dinh Tuan Phan Le	
Petitioner *	BALTIMORE COUNTY
	CASE NO. 2024-0179-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Dinh Tuan Phan Le (“Petitioner”) for the property located at 4626 Old Court Road, Pikesville (the “Property”). The Petitioner is requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”), §400.1, to permit an accessory structure (detached gazebo) to be partially located in the side yard in lieu of the required rear yard placement.

The Property is irregularly shaped, improved with a single-family dwelling as more fully depicted on the site plan (the “Site Plan”). (Pet. Ex.1). Street view photographs were submitted showing the location of the proposed gazebo. (Pet. Ex. 2A-2D). From the street view photographs, the Petitioner already constructed a 168 sf gazebo which is partially located in the side yard and partially located in the rear yard.

Zoning Advisory Committee (“ZAC”) comments were submitted by the Department of Environmental Protection and Sustainability (“DEPS”) and Department of Public Works and Transportation (“DPWT”)/Development Plans Review (“DPR”) which agencies did not oppose the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the Property having been posted on August 4, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioner has filed the supporting Affidavit as required by Baltimore County Code (“BCC”), §32-3-303. 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 Affidavit submitted provide sufficient facts that comply with the requirements BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

THEREFORE, IT IS ORDERED, this 20th day of **August, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from BCZR, §400.1, to permit an accessory structure (detached gazebo) to be partially located in the side yard in lieu of the required rear yard placement, be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan, (Pet. Ex. 1) a copy of which is attached hereto, is incorporated herein.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 4626 Oak Court Pl Owners(s) Name(s) DINH TUAN PHAN LE
Subdivision Name M 594-129 SUMMIT PROP. Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # _____ 10 Digit Tax # 2200023282 Deed Reference# 47754100025

Please see attached

2024-0179-A

N

Plan Drawn By _____ Date _____ Scale: 1 inch = _____ Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 077C2

Zoning DRS. 5

Election District 2

Council District 2

Lot Area Acreage _____

Lot Square Footage 15,786 sq ft

Historic (Yes or No) _____

CBCA (Yes or No) 2

Flood Plain (Yes or No) 2

Utilities – Mark with (X)

Water is:

Public ☒ Private _____

Sewer is:

Public ☒ Private _____

Prior Hearing (Yes or No) _____

If (Yes) list Case Number(s)

and order result(s) below:

None

Violation Case Number(s)

None

Pet 1



**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 4626 OLD COURT RD PIKESVILLE, MD 21208 Currently Zoned DRS.5
Deed Reference 47754 / 00025 10 Digit Tax Account # 2206023282
Owner(s) Printed Name(s) DINH TUAN PHAN LE

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit an accessory structure to be partially located in the side yard in lieu of the required rear yard placement.

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):

DINH TUAN PHAN LE

Name #1 – Type or Print

Name # 2 – Type or Print

Dinh Le

Signature #1

Signature # 2

4626 OLD COURT RD PIKESVILLE MD

Mailing Address

City

State

21208 / 503-839-1551

Zip Code

Telephone #'s (Cell and Home)

Email Address

vicissitude.le@gmail.com

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ 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 2024-0179-A Filing Date 7/23/24 Estimated Posting Date 8/4/24 Reviewer JS

Revised 8/2022

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: 4626 OLD COURT RD PIKESVILLE MD 21208
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)

I encountered several occasions when people broke into my backyard so I would like to keep the entrance to the basement open so the neighbors could see see any potential people from breaking in. In addition, the currently chosen location has the highest point so the water will not accumulate there. The gazebo will cause the lawn below die so it will be very muddy underneath if I chose to locate it at other locations where the land has the lowest level. My land is like the slope of a hill

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

DINH TUAN PHAN LE
Name - Print or Type

DINH TUAN PHAN LE
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 Howard ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 15th day of July, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dinh Tuan Phan Le

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

04/17/2027
My Commission Expires



Zoning property description for 4626 Old Court Road, Pikesville, MD 21208

Beginning at a point on the north side of Old Court Rd which is 15 feet of right of way wide at the distance of 1028,8 feet west of the centerline of the nearest improved intersecting street, Scotts, Level Rd which is 15 feet wide.

Being lot #2 in the subdivision of 000 as recorded in Baltimore County Plat Book # MS, containing 15,986 squared feet. Located in the 2 Election District and 2.

2024-0179-A

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 4626 Old Court Dr Owners(s) Name(s) DINH TUAN PHAN LE
Subdivision Name MS 94-179 SHERM HILL PROP. Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # _____ 10 Digit Tax # 2200023282 Deed Reference# 47754100025

Please see attached

2024-0179-A



Plan Drawn By _____ Date _____ Scale: 1 inch = _____ Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 07762

Zoning DRS. 5

Election District 2

Council District 2

Lot Area Acreage _____

Lot Square Footage 15,786 sq ft

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities – Mark with (X)

Water is:

Public ☒ Private _____

Sewer is:

Public ☒ Private _____

Prior Hearing (Yes or No) _____

If (Yes) list Case Number(s)

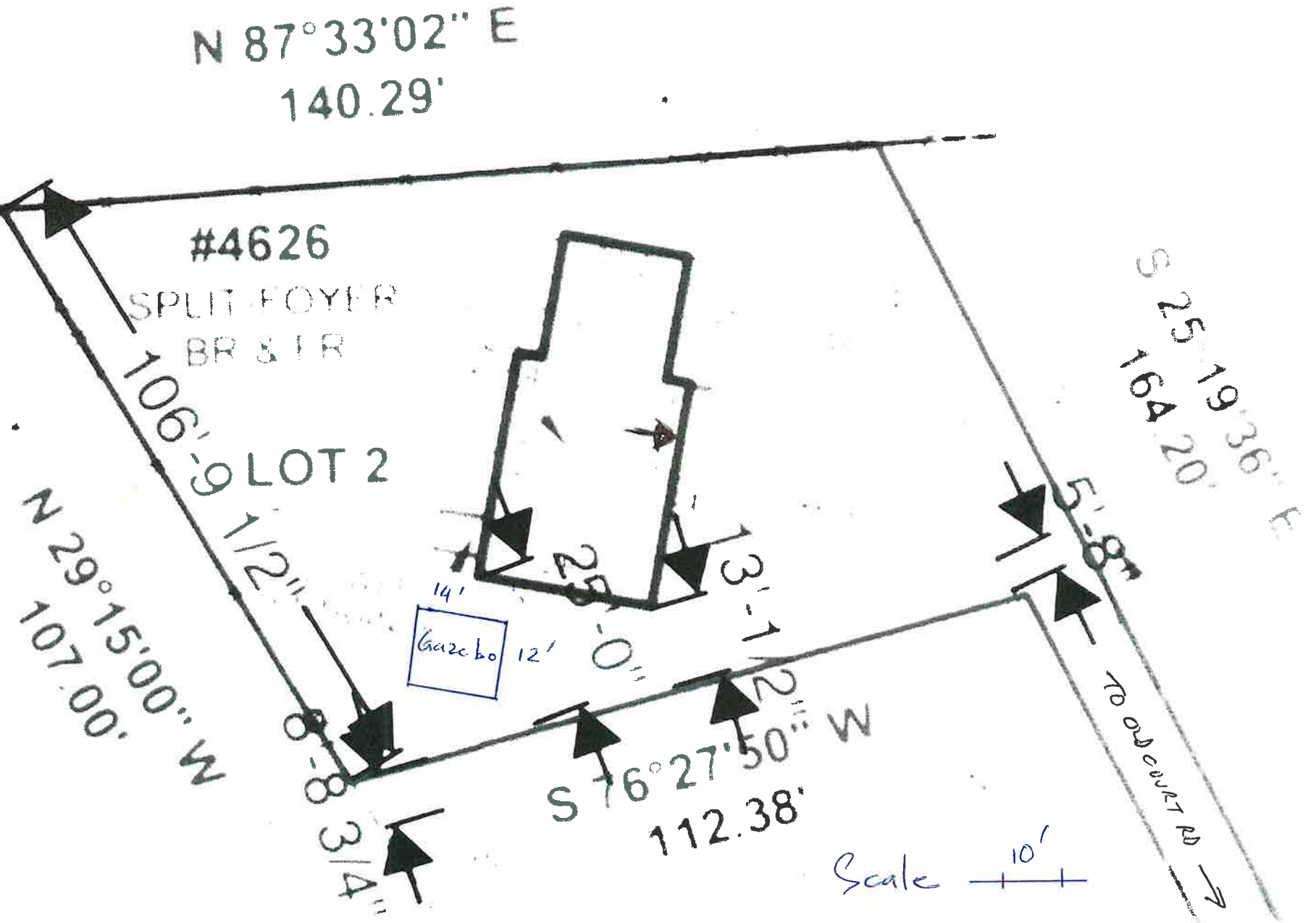
and order result(s) below:

None

Violation Case Number(s)

None

2024-0179-A





**Permits, Approvals and
Inspections**

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

Cashier: Jason S.
16-Jul-2024 11:18:10A

Transaction **102428**
1 Petition Before ALJ \$75.00

Total **\$75.00**
CREDIT CARD SALE \$75.00
VISA-5588

Retain this copy for statement
validation

Station: Permit Processing - Mini

16-Jul-2024 11:18:40A
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX5588
DINH TUAN LE
Reference ID: 419800565872
Auth ID: 96517D
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Clover ID: TN4H5ZZ2RC4R6
Payment M41J6VV5MA092

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

**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: 2024-0179-4
Property Address: 4626 OLD COURT RD
Legal Owners (Petitioners): DINH TUAN PHAN LE
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DINH TUAN PHAN LE
Address: 4626 OLD COURT ROAD
PIKESVILLE, MD 21208

Telephone Number: 503-839-1551

*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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0179 -A Address 4626 OLD COURT ROAD

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

Filing Date: 7/23/24 Posting Date: 8/4/24 Closing Date: 8/19/24

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

- 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.
- 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.
- 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.
- 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 - 0179 -A Address 4626 OLD COURT ROAD

Petitioner's Name: DINH TUAN PHAN LE Telephone (Cell) 503-839-1551

Posting Date: Closing Date:

Wording for Sign: To Permit

To permit an accessory structure to be partially located in the side yard —
in lieu of the required rear yard placement.

Revised 1/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2200023282

Owner Information

Owner Name: LE DINH TUAN PHAN Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 4626 OLD COURT RD Deed Reference: /47754/ 00025
PIKESVILLE MD 21208-2401

Location & Structure Information

Premises Address: 4626 OLD COURT RD Legal Description: .367 AC
PIKESVILLE 21208-2401 4626 OLD COURT RD
1000FT W SCOTTS LEVEL RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: MS
0077 0011 0887 2040057.04 0000 2 2022 Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1995	1,408 SF	892 SF	15,986 SF	04

Stories	BasementType	ExteriorQualityFull/Half BathGarage	Last Notice of Major Improvements
Split FoyerYES	SPLIT FOYERSIDING/4	3 full 1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024
Land:	71,400	78,900		
Improvements	195,800	278,400		
Total:	267,200	357,300	327,267	357,300
Preferential Land:	0	0		

Transfer Information

Seller: COBBINS SHARON	Date: 02/02/2023	Price: \$380,000
Type: ARMS LENGTH IMPROVED	Deed1: /47754/ 00025	Deed2:
Seller: BOYKIN STEVEN D	Date: 07/29/2002	Price: \$215,000
Type: ARMS LENGTH IMPROVED	Deed1: /16653/ 00144	Deed2:
Seller: RAPID RECYCLING INC	Date: 08/01/1996	Price: \$129,500
Type: ARMS LENGTH IMPROVED	Deed1: /11727/ 00646	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 03/15/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:



**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 4626 OLD COURT RD PIKESVILLE, MD 21208 Currently Zoned DR 5.5
Deed Reference 47754 / 00025 10 Digit Tax Account # 2 2 0 0 0 2 3 2 8 2
Owner(s) Printed Name(s) DINH TUAN PHAN LE

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 400.1 → To permit an accessory structure to be partially located in the side yard in lieu of the required rear yard placement.

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

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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):

DINH TUAN PHAN LE

Name #1 – Type or Print

Name #2 – Type or Print

Dinh Le

Signature #1

Signature #2

4626 OLD COURT RD PIKESVILLE MD

Mailing Address

City

State

21208 / 503-839-1551

Zip Code

Telephone #'s (Cell and Home)

vicissitude.le@gmail.com

Email Address

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

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be Contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ 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 2024-0179-A Filing Date 7/23/24 Estimated Posting Date 8/4/24 Reviewer JS

Revised 8/2022

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: 4626 OLD COURT RD PIKESVILLE MD 21208
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)

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

[Signature]
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

DINH TUAN PHAN LE
Name - Print or Type

DINH TUAN PHAN LE
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 ^{Howard JL} ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 15th day of July, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

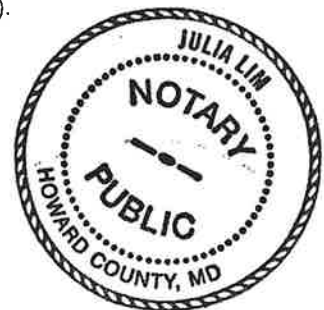
Print name(s) here: Dinh Tuan Phan Le

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

04/17/2027
My Commission Expires



Zoning property description for 4626 Old Court Road, Pikesville, MD 21208

Beginning at a point on the north side of Old Court Rd which is 15 feet of right of way wide at the distance of 1028,8 feet west of the centerline of the nearest improved intersecting street, Scotts, Level Rd which is 15 feet wide.

Being lot #2 in the subdivision of 000 as recorded in Baltimore County Plat Book # MS, containing 15,986 squared feet. Located in the 2 Election District and 2.

2024-0179-A

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: August 5, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0179-A
Address: 4626 OLD COURT ROAD
Legal Owner: Dinh Tuan Phan Le

Zoning Advisory Committee Meeting of August 5, 2024.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0179-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 comment LOS & No Greenways affected.

N 87°33'02" E
140.29'

S 25°19'36" E
164.20'

TO OLD COURT RD →

5'-8"

Scale 10'

#4626

SPLIT FOYER
BR 31 R

106'-9" LOT 2

N 29°15'00" W
107.00'

13'-1 1/2" W
25'-0"
S 76°27'50" E
112.38'

Garage 12'

8'-8" 3/4"

2024-0179-A

Zoning Hearing Plan for Variance ☒ for Special Hearing _____ Mark Type Requested with (X)
Address 4626 Old Court Dr Owners(s) Name(s) DINH TUAN PHAN LE
Subdivision Name MS 94-179 SHERM HILL PROP. Lot # _____ Block # _____ Section # _____
Plat Book # _____ Folio # _____ 10 Digit Tax # 2200023282 Deed Reference# 47754100025

Please see attached

2024-0179-A



Plan Drawn By _____ Date _____ Scale: 1 inch = _____ Feet

Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 07762
Zoning DR5.5

Election District 2

Council District 2

Lot Area Acreage _____

Lot Square Footage 15,786 sq ft

Historic (Yes or No) No

CBCA (Yes or No) No

Flood Plain (Yes or No) No

Utilities – Mark with (X)

Water is:

Public ☒ Private _____

Sewer is:

Public ☒ Private _____

Prior Hearing (Yes or No) _____

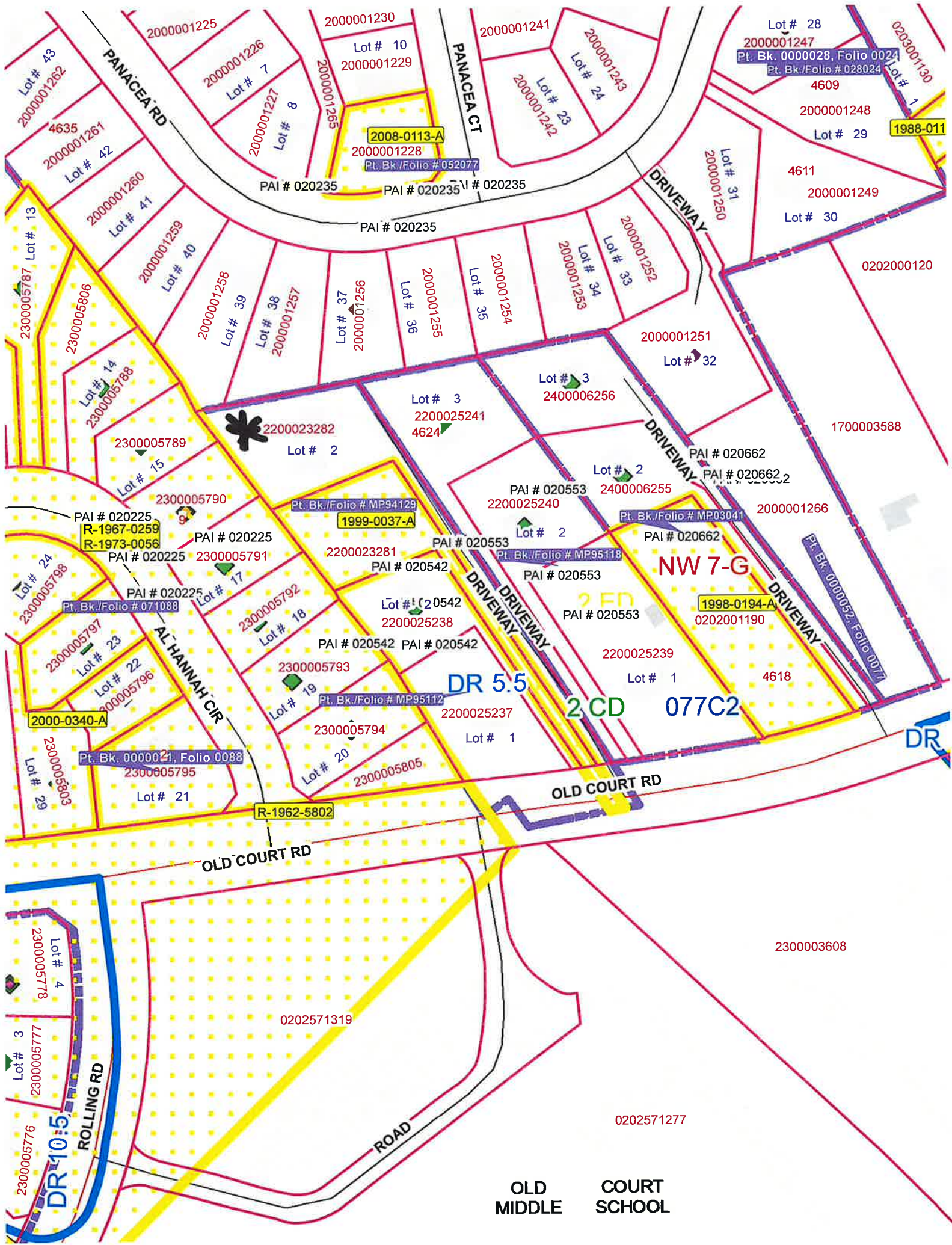
If (Yes) list Case Number(s)

and order result(s) below:

None

Violation Case Number(s)

None



PANACEA RD

PANACEA CT

DRIVEWAY

AL HANNAH CIR

OLD COURT RD

ROLLING RD

OLD MIDDLE COURT SCHOOL

NW 7-G

DR 5.5

2 CD

077C2

DR

2008-0113-A

2000001228

Pt. Bk./Folio # 052077

2000001225

2000001226

2000001227

2000001228

2000001229

2000001230

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2000001232

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ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2024-0179-A

TO PERMIT AN ACCESSORY STRUCTURE TO BE PARTIALLY
LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR
YARD PLACEMENT

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 8/19/24

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