



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

October 24, 2024

Guang En Li – guangli72579@yahoo.com
Sujuan Cathy Lin
9608 Wickstead Court
Perry Hall, MD 21128

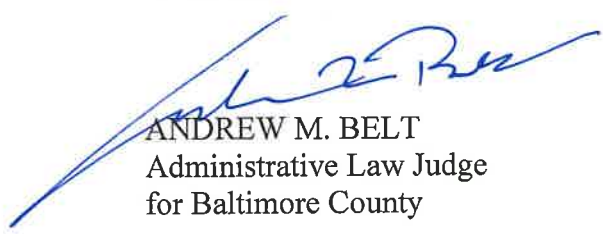
RE: Petition for Administrative Variance
Case No. 2024-0203-A
Property: 9608 Wickstead Court

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,


ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(9608 Wickstead Court)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Guang En Li & Sujuan Cathy Lin	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0203-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, Guang En Li and Sujuan Cathy Lin (“Petitioners”) for the property located at 9608 Wickstead Court, Perry Hall (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Sections 301.1A and 259.9.B.4.e.(1), to approve a deck addition (unroofed addition) in rear with a setback of 20.2 ft. in lieu of the required 30 ft. setback. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Photographs of the rear yard where the proposed deck is to be constructed were provided. (Pet. Ex. 2A-2D).

A Revised Zoning Advisory Committee (“ZAC”) comment was submitted by the Department of Environmental Protection and Sustainability (“DEPS”), dated October 1, 2024, which indicates the following:

“A 20 feet storm water management easement exists on the rear property as per the submitted site plan. No encroachment into an easement is permitted.

Zoning may allow the proposed deck to abut the existing easement. However, it is recommended by DEPS to reduce the proposed deck size to 11 feet; then the deck and required foundation will not encroach the easement.

The deck will remain 1.5 feet away from the existing 20 feet storm water management easement and create a manageable distance for repair work on the underground storm water main should it be required in the future.

Additional Comments:

Baltimore County deck building guidelines are available at the following web site:
<https://baltimorecountymd.gov/files/departments/permits-approvals-and-inspections/documents/deckconstructionguidelines.pdf>.”

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).

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on October 6, 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 Baltimore County Code (“BCC”), Section 32-3-303.

As indicated in the DEPS ZAC comment, the proposed deck cannot extend into or encroach upon the 20 ft. Stormwater Management Easement which is depicted on the Site Plan. Because the deck and railing must remain outside of the 20 ft. Drainage and Utility Easement, the Variance can only be granted with that condition. This reduced size will allow the deck to remain 1.5 foot outside of the existing 20 feet stormwater management easement. With that condition, 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 Site Plan (with the exception of the deck and railing being located outside the 20 ft. Stormwater Management Easement), photographs, and affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

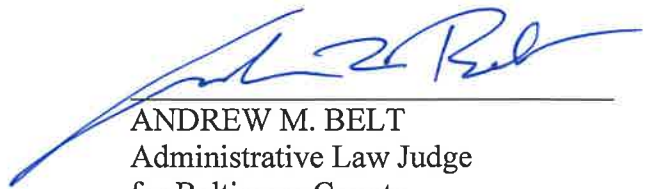
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **October, 2024**, by the Administrative Law Judge for Baltimore County Zoning Regulations ("BCZR"), Sections 301.1A and 259.9.B.4.e.(1), to approve a deck addition (unroofed addition) in rear with a setback of **11 ft.** in lieu of the required 30 ft. setback, be, and it is, hereby **GRANTED**.

The above relief is conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are 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. Petitioners and all subsequent owners shall comply with the DEPS ZAC comment, dated October 1, 2024, which is attached hereto and incorporated herein in its entirety.

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

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: October 1, 2024 – 3rd Comment (*Revised site plan submitted*)

SUBJECT: DEPS Comment for Zoning Item # 2024-0203-A
Address: 9608 WICKSTEAD COURT
Legal Owner: Guang En Li, Cathy Lin

Zoning Advisory Committee Meeting of October 1, 2024.

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

A 20 feet storm water management easement exists on the rear property as per the submitted site plan. No encroachment into an easement is permitted.

Zoning may allow the proposed deck to abut the existing easement. However, it is recommended by DEPS to reduce the proposed deck size to 11 feet; then the deck and required foundation will not encroach the easement.

The deck will remain 1.5 feet away from the existing 20 feet storm water management easement and create a manageable distance for repair work on the underground storm water main should it be required in the future.

Additional Comments:

Baltimore County deck building guidelines are available at the following web site:
<https://baltimorecountymd.gov/files/departments/permits-approvals-and-inspections/documents/deckconstructionguidelines.pdf>

Reviewer: Earl D. Wrenn



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 9608 Wickstead Ct Perry Hall MD 21128 Currently Zoned DR3.5H
Deed Reference 35570 / 00385 10 Digit Tax Account # 2 5 0 0 0 0 9 8 1 1
Owner(s) Printed Name(s) Guang Bi Li Sujuan Cathy Lin

(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) 20.24
and 259.9.B.4.e.(1)
BCZR 301.1A to approve a deck addition in rear with a setback of 18.2 ft in lieu of the required 30' ft setback
(unroofed addition)

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):

Name #1 – Type or Print <u>Guang Bi Li</u>	Name #2 – Type or Print <u>Sujuan Cathy Lin</u>
Signature #1 <u>[Signature]</u>	Signature #2 <u>[Signature]</u>
Mailing Address <u>9608 Wickstead Ct</u>	City <u>Perry Hall</u> State <u>MD</u>
Zip Code <u>21128</u>	Telephone #'s (Cell and Home) <u>443 725 6168</u>
	Email Address <u>Guang/172579@ymail.com</u>

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

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

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 2024-0203-A Filing Date 8, 27, 24 Estimated Posting Date 9, 8, 24 Reviewer JV

Closing 9/23/24

Revised 8/2022

RICHMOND AMERICAN HOMES

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 -0203 -A Address 9608 Wickstead CT

Contact Person: TYLER COX Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/27/24 Posting Date: 9/8/24 Closing Date: 9/23/24

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 -0203 -A Address 9608 Wickstead CT

Petitioner's Name: GUANO EN LI Telephone (Cell) _____

Posting Date: 9/8/24 Closing Date: 9/23/24

Wording for Sign: To Permit _____

BCZR 301.1A to approve a deck addition in rear with a setback of 18.2 ft in lieu of the required 30' ft _____
setback

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: 2024-0203-A
Property Address: 9608 WICKS STAGE CT
Legal Owners (Petitioners): GUANG EN LI
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____
Address: _____

Telephone Number: _____

*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.



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 9608 Wickstead Ct Perry Hall MD 21128 Currently Zoned DR 3.5H
Deed Reference 35570 / 00385 10 Digit Tax Account # 2 5 0 0 0 0 9 8 1 1
Owner(s) Printed Name(s) Guang En Li Sujuan Cathy Lin

(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 301.1A to approve a deck addition in rear with a setback of 18.2 ft in lieu of the required 30' ft setback

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>Guang En Li</u> / <u>Sujuan Cathy Lin</u>	
Name #1 – Type or Print	Name #2 – Type or Print
<u>Guang En Li</u> / <u>Sujuan Cathy Lin</u>	
Signature #1	Signature #2
<u>9608 Wickstead Ct</u>	<u>Perry Hall</u>
Mailing Address	City
<u>21128</u>	<u>MD</u>
Zip Code	State
<u>443 725 6168</u>	<u>Guangli 72579@yahoo.com</u>
Telephone #'s (Cell and Home)	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 2024-0203-A Filing Date 8/27/24 Estimated Posting Date 9/8/24 Reviewer TR
Closing 9/23/24 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: 9608 Wickstead Ct Perry Hall MD 21128
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 existing deck on the property is too small to compare the neighbors. Like to request for an administrative variance to extend the deck out by 20 feet.

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

Guang An Li
Signature of Owner (Affiant)

Suzanne Cathy Lim
Signature of Owner (Affiant)

Guang An Li
Name - Print or Type

Suzanne Cathy Lim
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:

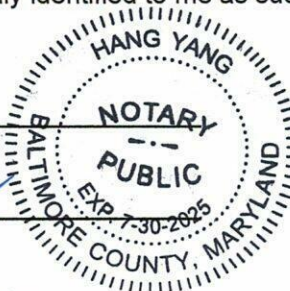
I HEREBY CERTIFY, this 19th day of Aug, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Guang An Li

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



My Commission Expires 7.30.25

2024-0203-A

Part A

Zoning property description for 9608 Wickstead Ct Perryhall MD 21128.

*Beginning at a point on the north side of (Wickstead ct) which is (27 ft of right of way width)wide at the distance of (55ft)(East)of the centerline of the nearest improved intersecting street (Augusta Way)which is (16 ft of right of way width)wide.

2024
~~2023~~ - ~~0204~~ - 0203 A

DEED

THIS DEED, made this 27th day of October, 2014, by and between Richmond American Homes of Maryland, Inc., party of the first part, and Guang En Li and Sujuan Cathy Lin, parties of the second part.

WITNESSETH, that in consideration of the sum of Five Hundred Eighty Eight Thousand Two Hundred Eight Dollars and No Cents (\$588,208.00); and other goods and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part do grant and convey unto the parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple all that property situate in Baltimore County, State of Maryland, described as follows, that is to say:

All that property situate in Baltimore County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 20, shown on the Final Plats One, Two and Three of "Bishops Meadow", recorded among the land records of Baltimore County, Maryland, in Plat Book JLE 79, folio 285, 286 and 287, as amended by 1st Amended Final Plats One, Two and Three, "Bishops Meadow", recorded among the land records of Baltimore County, Maryland in Plat Book JLE 79, folios 294, 295 and 296.

The improvements thereon being known as 9608 Wickstead Court, Baltimore, Maryland 21128.

BEING the same property which by deed dated February 16, 2013 and recorded among the Land Records of Baltimore County in Liber 33194, Folio 210 was granted and conveyed by ARCH OP, LLC, a Maryland limited liability company to Richmond American Homes of Maryland, Inc., the grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD said described lot of ground and premises to the said parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple. Grantor hereby affirmatively states that this conveyance does not represent the sale, exchange or transfer of all or substantially all the corporation's assets.

Return to:
Stewart Title of Maryland, Inc.
2139 Essey Court - Suite Two
Crofton, MD 21114

2024-0203-A

THE ZONING PETITION PROPERTY DESCRIPTION

Three (3) typed copies (separate pages) of the zoning description of the property is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED. The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR

9609 Wickstead Ct Perry Hall MD 21128

(address or location)

*Beginning at a point on the (north, south, east or west) side of (name of street on which property fronts) which is (number of feet of right-of-way width) wide at the distance of (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street (name of street) which is (number of feet of right-of-way width) wide.

*Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area (total square feet or acres) on the hearing plan and the zoning description must agree.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 1: (Metes and Bounds Sample – lot not part of record plat or minor subdivision):

THIS IS A SAMPLE ONLY: Thence the following courses and distances: (1st Point of Call- "POC") N.87 12' 13" E. 321.1', (2nd POC) S.18 27' 03" E. 87.2', (3rd POC) S.62 19' 00" W. 318', and (4th POC) N.08 15' 22" W. 80', back to the point of beginning as recorded in Deed Liber (_), Folio (_), containing (number of total square feet or acres in lot). Located in the (_) Election District and (_) Council District.

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # (20), Block (_), Section # (_) in the subdivision of (name of subdivision) as recorded in Baltimore County Plat Book # (19), Folio # (24) containing (number of total square feet or acres in lot). Located in the (_) Election District and (_).

OPTION 3: (Minor Subdivision Lot Sample):

THIS IS A SAMPLE ONLY: Thence the following courses and distances: (1st Point of Call- "POC") N.87 12' 13" E. 321.1', (2nd POC) S.18 27' 03" E. 87.2', (3rd POC) S.62 19' 00" W. 18', and (4th POC) N.08 15' 22" W. 80' back to the point of beginning, as recorded in Deed Liber (_), Folio (_), containing (number of total square feet or acres in lot). Located in the (_) Election District and (_) Council District. Also known as Lot # (_) in the minor subdivision of (name of minor subdivision), minor subdivision # (_ -- _ -- M), as maintained by the Development Management Division of the Department of Permits, Approvals and Inspections.

2024-0203-A

CERTIFICATE OF POSTING

2024-0203-A

RE: Case No.: _____

Petitioner/Developer: _____

Guag En Li

October 21, 2024

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: Jeff Perlow:

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: _____

9608 Wickstead Ct

October 6, 2024

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



Sincerely,

October 6, 2024

(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)

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: October 1, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0203-A
Address: 9608 WICKSTEAD COURT
Legal Owner: Guang En Li, Cathy Lin

Zoning Advisory Committee Meeting of October 1, 2024.

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

A 20 feet storm water management easement exists on the rear property as per the submitted site plan. No encroachment into an easement is permitted.

Zoning may allow the proposed deck to abut the existing easement. However, it is recommended by DEPS to reduce the proposed deck size to 11 feet; then the deck and required foundation will not encroach the easement.

The deck will remain 1.5 feet away from the existing 20 feet storm water management easement and create a manageable distance for repair work on the underground storm water main should it be required in the future.

Additional Comments:

Baltimore County deck building guidelines are available at the following web site:
<https://baltimorecountymd.gov/files/departments/permits-approvals-and-inspections/documents/deckconstructionguidelines.pdf>

Reviewer: Earl D. Wrenn

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: September 17, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0203-A
Address: 9608 WICKSTEAD COURT
Legal Owner: Guang En Li, Sujuan Cathy Lin

Zoning Advisory Committee Meeting of September 20, 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

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: September 20, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0203-A
Address: 9608 WICKSTEAD COURT
Legal Owner: Guang En Li, Sujuan Cathy Lin

Zoning Advisory Committee Meeting of September 20, 2024.

X The Department of Environmental Protection and Sustainability has a
comment on the above-referenced zoning item.

A 20 feet stormwater management easement exists on the rear of the property based on the submitted site plan. No encroachment into an easement is permitted.

Reduce the depth of the proposed deck to not encroach the existing stormwater management easement. If the depth of the proposed deck is reduced to 11 feet, then it will result in a setback of 21.5 feet considering the proposed deck and railing.

The reduced size will allow the deck to remain 1.5 foot outside of the existing 20 feet stormwater management easement.

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0203-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.

View GroundRent Registration

<https://sdat.dat.maryland.gov/RealProperty/Pages/viewdetails.aspx?County=04&SearchTy...> 8/27/2024

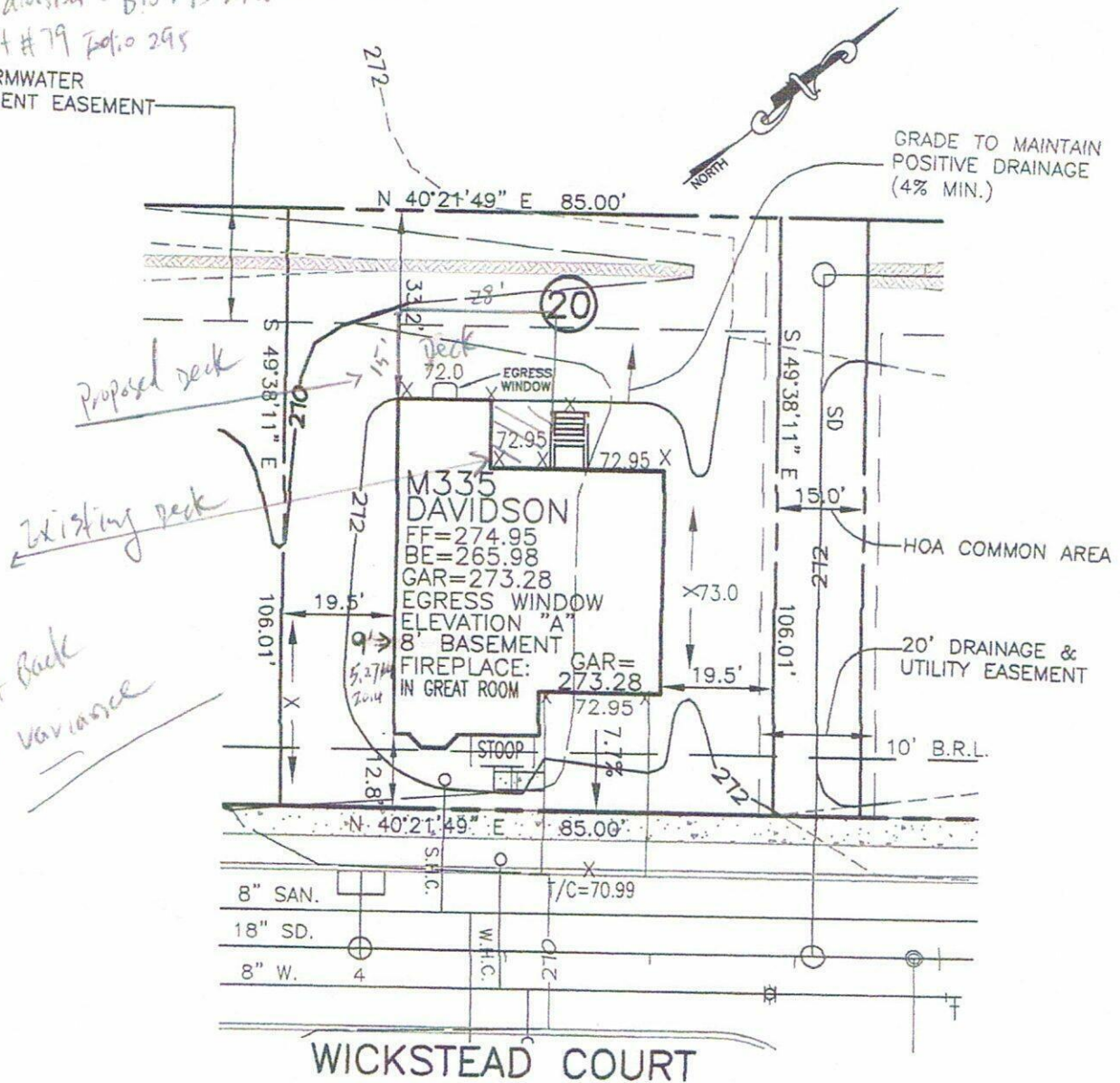
Info. Zoning Hearing for variance X

Address: 9608 Wickstead Ct owner: Huang En Li

Subdivision: Bishops meadow lot 20

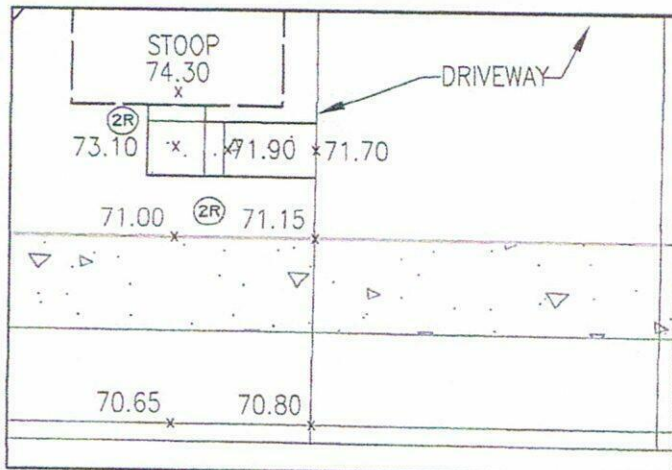
Plot # 79 Folio 295

20' STORMWATER
MANAGEMENT EASEMENT



Rear Set Back
for variance

1/320
Scale



NOTE:

HOUSE DIMENSIONS BASED ON PLANS PROVIDED BY: RICHMOND AMERICAN HOMES OF MARYLAND, INC. DATED: AUGUST 13, 2013. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ADJUSTMENTS MAY BE REQUIRED IN THE FIELD TO MEET EXISTING NATURAL OR FINISHED GRADES ON ADJACENT LOTS. THESE ADJUSTMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GROUND ELEVATIONS SHOWN HAVE BEEN ROUNDED TO NEAREST TENTH. CONTRACTOR TO MAINTAIN 8" MIN. CLEARANCE FOR FRAMING TO GROUND AND/OR 6" MIN. CLEARANCE FOR MASONRY TO GROUND.

CONTRACTOR TO VERIFY ELEVATION OF SANITARY SEWER AND ADJUST HOUSE ELEVATION IF NECESSARY.

BUILDER:

RICHMOND AMERICAN HOMES

2024-0203-A



2024-0203-A



right

2024-0203-A



Back

2024 0203-A



Back

2024-0203-A



Left

2024-0203-A