

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Upper Glencoe Road, 4250' W *
of the c/l of York Road * DEPUTY ZONING COMMISSIONER
(Lots 2, 3, 4 & 5 of Wintergreen) *
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 96-445-SPH

Mostafa Izadi, et ux
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for those lots identified as Lots 2, 3, 4 and 5 of Wintergreen, also known as 1028, 1030, 1032 and 1036 Upper Glencoe Road, located in the vicinity of Lower Glencoe Road and the Gunpowder River in Sparks. The Petition was filed by the owners of the property, Mostafa and Zohreh A. Izadi. The Petitioners seek approval of a refinement to the Final Development Plan for Wintergreen to adjust the lot lines as proposed herein. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mostafa and Zohreh Izadi, property owners. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 24.73 acres, more or less, zoned R.C.4 and was approved as a five-lot subdivision in Case No. 92-166Z on March 31, 1992. Each lot is served by a panhandle driveway. However, due to steep slopes on the property, the panhandle driveway had to be relocated to reduce the steep slope of the driveways on each lot, and thus, the lot lines were altered. The Petitioners have filed the instant special hearing request to bring the approved development plan into compliance with the current

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

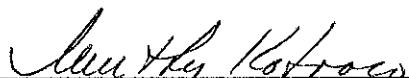
site plan and to reflect the adjusted lot lines.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the proposed modifications are minor in nature and that strict compliance with the zoning regulations would unduly restrict development of the property. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1996 that the Petition for Special Hearing to approve a refinement to the final development plan for Wintergreen to adjust the lot lines for Lots 2, 3, 4 and 5, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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, the relief granted herein shall be rescinded.
- 2) Pursuant to the comments submitted by the Development Plans Review Division of the Department of Permits and Development Management (DPDM), dated May 28, 1996, the Petitioners shall be required to delineate the lot line adjustments for Lots 2, 3, 4 and 5 by way of a metes and bounds description for each individual lot.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 21, 1996

(410) 887-4386

Mr. & Mrs. Mostafa Izadi
P.O. Box 798
Sparks, Maryland 21152

RE: PETITION FOR SPECIAL HEARING
S/S Upper Glencoe Road, 4250' W of the c/l of York Road
(Lots 2, 3, 4 & 5 of Wintergreen)
8th Election District - 3rd Councilmanic District
Mostafa Izadi, et ux - Petitioners
Case No. 96-445-SPH

Dear Mr. & Mrs. Izadi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1028, 1030, 1032 & 1036 Upper Glenore Rd.
96-445-SFH which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Refinement to Development plan (Lot line adjustments)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

MOSTAFA IZADI
(Type or Print Name)

Mostafa Izadi
Signature

ZOHREH A. IZADI
(Type or Print Name)

Zohreh A. Izadi
Signature

P.O. Box 798 (W) (410) 631-3717
Address Phone No.
(410) 771-4084

SPARKS MD 21152
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 5-8-96

ORDER RECEIVED FOR FILING

Date

By



MICROFILMED

Zoning Administration

Development Management

"Wintergreen" subdivision.

ZONING DESCRIPTION FOR 1028, 1030, 1032 & 1036 Upper Glencoe Rd.
LOT NOS 5, 4, 3 (address) 2 respectively

Beginning at a point on the SOUTH side of
(north, south, east or west)
UPPER GLENCOE RD. which is 20'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 4,250' +/- WEST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street YORK RD.
(name of street)
which is 30' wide. *Being Lot # 2, 3, 4 & 5.
(number of feet of right-of-way width)
Block —, Section # — in the subdivision of WINTERGREEN
(name of subdivision)
as recorded in Baltimore County Plat Book # 65, Folio # 96,
containing 17.99 AC ±. Also known as —
(square feet or acres) (property address)
and located in the — Election District, 8th Councilmanic District.

96-445-SPH

Item
443

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-445-51A

District 8th

Date of Posting 5/31/96

Posted for: Special Hearing

Petitioner: Mostafa & Zohreh FZadi

Location of property: 1028, 1030, 1032 & 1034 UPRY BLVD. RD.

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by M. F. FZadi

Signature

Date of return: 6/7/96

Number of Signs: 1

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland: 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #36-445-SPH
(Item 443)
1028, 1030, 1032, and 1036
Upper Glencoe Road
S/S Upper Glencoe Road,
4250 W of e/l York Road
8th Election District
3rd Councilmanic
Legal Owner(s):
Mostafa Izadi
and Zohreh A. Izadi

Special Hearing: to approve
refinement to development
plan (lot line adjustments).

Hearing: Tuesday, June 18,
1996 at 11:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call 887-3391.

5/312 May 23 CS4218

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 24, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 23, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Mostafa Izadi
P. O. Box 798
Sparks, MD 21152
771-4084

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)
1028, 1030, 1032, and 1036 Upper Glencoe Road
S/S Upper Glencoe Road, 4250' W of c/l York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mostafa Izadi and Zohreh A. Izadi

Special Hearing to approve refinement to development plan (lot line adjustments).

HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 17, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)
1028, 1030, 1032, and 1036 Upper Glencoe Road
S/S Upper Glencoe Road, 4250' W of c/l York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mostafa Izadi and Zohreh A. Izadi

Special Hearing to approve refinement to development plan (lot line adjustments).

HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Mostafa Izadi

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 12, 1996

Mostafa and Zohreh Izadi
P.O. Box 798
Sparks, MD 21152

RE: Item No.: 443
Case No.: 96-445-SPH
Petitioner: Mostafa Izadi, et ux

Dear Mr. and Mrs. Izadi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a printed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits &
 Development Management

DATE: May 28, 1996

FROM: Robert W. Bowling, P.E., Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 28, 1996
 Item No. 443

The Development Plans Review Division has reviewed the subject zoning item. The proposed lot line adjustments shown on the development plan must be delineated by metes and bounds for each individual lot before this refinement plan is approved.

Once the refinement to the development plan is approved, an amended record plat must be filed for this subdivision.

RWB:HJO:jrb

cc: File

ENCLOSURE

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: May 16, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

5-17-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 443 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 437, 438, 440, 441, 442, 443,
444, 445, 446, 447 AND 448. 10

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

MICROFILM

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: May 20, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

445

448

443

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
1028, 1030, 1032, and 1036 Upper Glencoe		
Road, S/S Upper Glencoe Road, 4250' W of	*	ZONING COMMISSIONER
c/l York Road, 8th Election District,		
3rd Councilmanic	*	OF BALTIMORE COUNTY
Mostafa and Zohreh Izadi	*	CASE NO. 96-445-SPH
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Mostafa and Zohreh Izadi, P. O. Box 798, Sparks, MD 21152, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

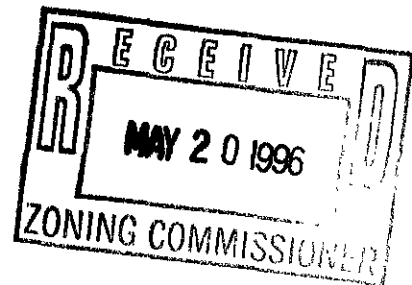
MOSTAFA IZADI, P.E.
P.O. BOX 798
SPARKS, MD 21152-0798
H (410) 771-4084
W (410) 631-3717

*Green
Futur
ASAP
KJB*

May 16, 1996

Mr. Larry Schmidt
Baltimore County Zoning Commissioner
Room 113
Old Court House
400 Washington Avenue
Towson, MD 21204

96-445-SAH



RE: Special Hearing for
Wintergreen Subdivision

Dear Mr. Schmidt:

My wife and I have filed for a special hearing on May 8, 1996, for a refinement to the Development Plan for the above referenced Subdivision. Development Review Committee has determined our request meets the requirements of a refinement to the Development Plan on February 12, 1996, and the recommendations by DRC have been adopted by Mr. Arnold Jablon on February 15, 1996.

Hereby, we respectfully request your help for an expeditious hearing to enable us start construction of our new house as soon as possible. We would like to take advantage of dry weather and build our house in this coming Summer.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Mostafa Izadi
Mostafa Izadi
Zohreh A. Izadi
Zohreh A. Izadi

cc: Mr. Arnold Jablon, Director

MICROFILMED

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
5/8 Upper Glencoe Road, 4250' W * DEPUTY ZONING COMMISSIONER
of the c/l of York Road (Lots 2, 3, 4 & 5 of Wintergreen) * OF BALTIMORE COUNTY
8th Election District * Case No. 96-445-SPH
3rd Councilmanic District *
Mostafa Izadi, et ux
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for those lots identified as Lots 2, 3, 4 and 5 of Wintergreen, also known as 1028, 1030, 1032 and 1036 Upper Glencoe Road, located in the vicinity of Lower Glencoe Road and the Gunpowder River in Sparks. The Petition was filed by the owners of the property, Mostafa and Zohreh A. Izadi. The Petitioners seek approval of a refinement to the Final Development Plan for Wintergreen to adjust the lot lines as proposed herein. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

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Testimony and evidence offered revealed that the subject property consists of a gross area of 24.73 acres, more or less, zoned R.C.4 and was approved as a five-lot subdivision in Case No. 92-166Z on March 31, 1992. Each lot is served by a panhandle driveway. However, due to steep slopes on the property, the panhandle driveway had to be relocated to reduce the steep slope of the driveways on each lot, and thus, the lot lines were altered. The Petitioners have filed the instant special hearing request to bring the approved development plan into compliance with the current.

site plan and to reflect the adjusted lot lines.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the proposed modifications are minor in nature and that strict compliance with the zoning regulations would unduly restrict development of the property. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1996 that the Petition for Special Hearing to approve a refinement to the final development plan for Wintergreen to adjust the lot lines for Lots 2, 3, 4 and 5, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The 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, the relief granted herein shall be rescinded.
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TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

- 2 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 21, 1996

(410) 887-4386

Mr. & Mrs. Mostafa Izadi
P.O. Box 798
Sparks, Maryland 21152

RE: PETITION FOR SPECIAL HEARING
5/8 Upper Glencoe Road, 4250' W of the c/l of York Road
(Lots 2, 3, 4 & 5 of Wintergreen)
8th Election District - 3rd Councilmanic District
Mostafa Izadi, et ux - Petitioners
Case No. 96-445-SPH

Dear Mr. & Mrs. Izadi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓file

Printed with Soy-based Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1028, 1030, 1032 & 1036 Upper Glencoe Rd
96-445-SPH which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owners of the property stated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Refinement to Development Plan (Lot line adjustments)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

Type or Print Name

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Type or Print Name

Signature

Address

City

State

Zip Code

When an owner or owners and others, under the powers of equity, that live and the legal interest of the property which is a subject of this Petition

Legal Owner

Type or Print Name

Signature

Address

City

State

Zip Code

Attorney for Petitioner

Type or Print Name

Signature

Address

City

State

Zip Code

Phone No.

Phone No.

ESTIMATED LENGTH OF HEARING

When Available for Hearing

the following date

ALL

REVIEWED BY

DATE

Next Two Months

ZONING DESCRIPTION FOR 1028, 1030, 1032 & 1036 Upper Glencoe Rd.
LOT 2, 3, 4 & 5 (address) 2 (address) 1028, 1030, 1032 & 1036

Beginning at a point on the SOUTH side of Upper Glencoe Rd. which is 20' (number of feet of right-of-way width)

wide at the distance of 4250' (number of feet) (north, south, east or west) of the centerline of the nearest improved intersecting street York Rd. (name of street)

which is 30' (number of feet of right-of-way width) wide. "Being Lot # 2, 3, 4 & 5."

Block 65 Section 2 in the subdivision of WINTERGREEN (name of subdivision)

as recorded in Baltimore County Plat Book # 65, Folio # 76.

containing 17,990 (square feet or acres) Also known as (property address)

and located in the 8th Election District, 3rd Councilmanic District.

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed subdivision of the property located at the address stated below, at the location and time stated below.

Case No. 96-445-SPH

(Item 10)

1028, 1030, 1032, and 1036 Upper Glencoe Road, 4250' W of York Road, 8th Election District, 3rd Councilmanic District, Towson, Maryland 21204

Legal Owner: Mostafa and Zohreh A. Izadi

Special Hearing to approve refinement to development plan for the subdivision.

Hearing: Tuesday, June 18, 1996 at 11:00 a.m. in Room 112, 400 Washington Avenue, Towson, Maryland 21204

For information concerning the hearing, please call 887-3391.

5010 May 23 1996

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 24, 1996

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 23, 1996.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 5-28-96 ACCOUNT 96-445-SPH
AMOUNT \$ 443.00
RECEIVED FROM AT MOSTAFA IZADI
FOR POSTING AND ADVERTISING
VALIDATION OR SIGNATURE OF CASHIER
UNITED STATES FEDERAL RESERVE NOTE



Baltimore County
Department of Permits and
Development Management

Development Processing
Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDERS.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 443 Petitioner: MOSTAFA IZADI

Location: P.O. Box 798 SPARKS MD 21152

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MOSTAFA IZADI

ADDRESS: P.O. Box 798 SPARKS MD 21152

PHONE NUMBER: W 631-3717 H 771-4084

Printed with Soy-based Ink
on Recycled Paper

TO: POTENTIAL PUBLISHING COMPANY
May 23, 1996 Issue - Jeffersonian

Please forward billing to:

Mustafa Izadi
P.O. Box 798
Sparks, MD 21152
771-6984

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)
1028, 1030, 1032, and 1036 Upper Glenwood Road
S/2 Upper Glenwood Road, 4250' W of c/f York Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Mustafa Izadi and Zohreh A. Izadi

Special Hearing to approve refinement to development plan (lot line adjustments).

HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCOTT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 17, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-445-SPH (Item 443)
1028, 1030, 1032, and 1036 Upper Glenwood Road
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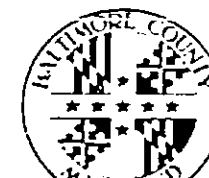
HEARING: TUESDAY, JUNE 18, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Mustafa Izadi

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 12, 1996

Mustafa and Zohreh Izadi
P.O. Box 798
Sparks, MD 21152

RE: Item No.: 443
Case No.: 96-445-SPH
Petitioner: Mustafa Izadi, et ux

Dear Mr. and Mrs. Izadi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Subanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soy-based Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management
DATE: May 28, 1996
FROM: Robert W. Dowling, P.E., Chief
Development Plans Review Division
SUBJECT: Zoning Advisory Committee Meeting
For May 28, 1996
Item No. 443

The Development Plans Review Division has reviewed the subject zoning item. The proposed lot line adjustments shown on the development plan must be delineated by metes and bounds for each individual lot before this refinement plan is approved.

Once the refinement to the development plan is approved, an amended record plat must be filed for this subdivision.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: May 16, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 417, 442, 443, 444, 445, 447, and 448

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Edry L. Kerns

PK/JL

ITEM442/PZONE/TXTJWL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 443 (SPH)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Jones Road
Towson, MD 21206-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 05/20/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail Stop 11005

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 20, 1996

Item No.: SEE BELOW Zoning Agency:

Comment:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 442, 443, 444, 445, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 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1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847,

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
1028, 1030, 1032, and 1036 Upper Glencoe *
Road, 3/8 Upper Glencoe Road, 4250' W of * ZONING COMMISSIONER
C/1 York Road, 8th Election District, * OF BALTIMORE COUNTY
3rd Councilmanic *
Mostafa and Zohreh Izadi * CASE NO. 96-445-SPH
Petitioners * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Mostafa and Zohreh Izadi, P. O. Box 798, Sparks, MD 21152, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Gwen Fisher 1541
MOSTAFA IZADI, P.E.
P.O. BOX 798
SPARKS, MD 21152-0798
H (410) 771-4084
W (410) 631-3717

May 16, 1996

Mr. Larry Schmidt
Baltimore County Zoning Commissioner
Room 111
Old Court House
400 Washington Avenue
Towson, MD 21204

RE: Special Hearing for
Wintergreen Subdivision

Dear Mr. Schmidt:

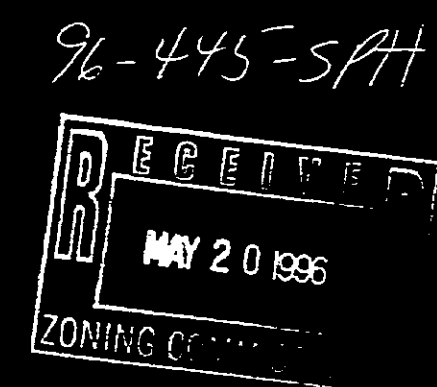
My wife and I have filed for a special hearing on May 8, 1996, for a refinement to the Development Plan for the above referenced Subdivision. Development Review Committee has determined our request meets the requirements of a refinement to the Development Plan on February 12, 1996, and the recommendations by DMC have been adopted by Mr. Arnold Jablon on February 15, 1996.

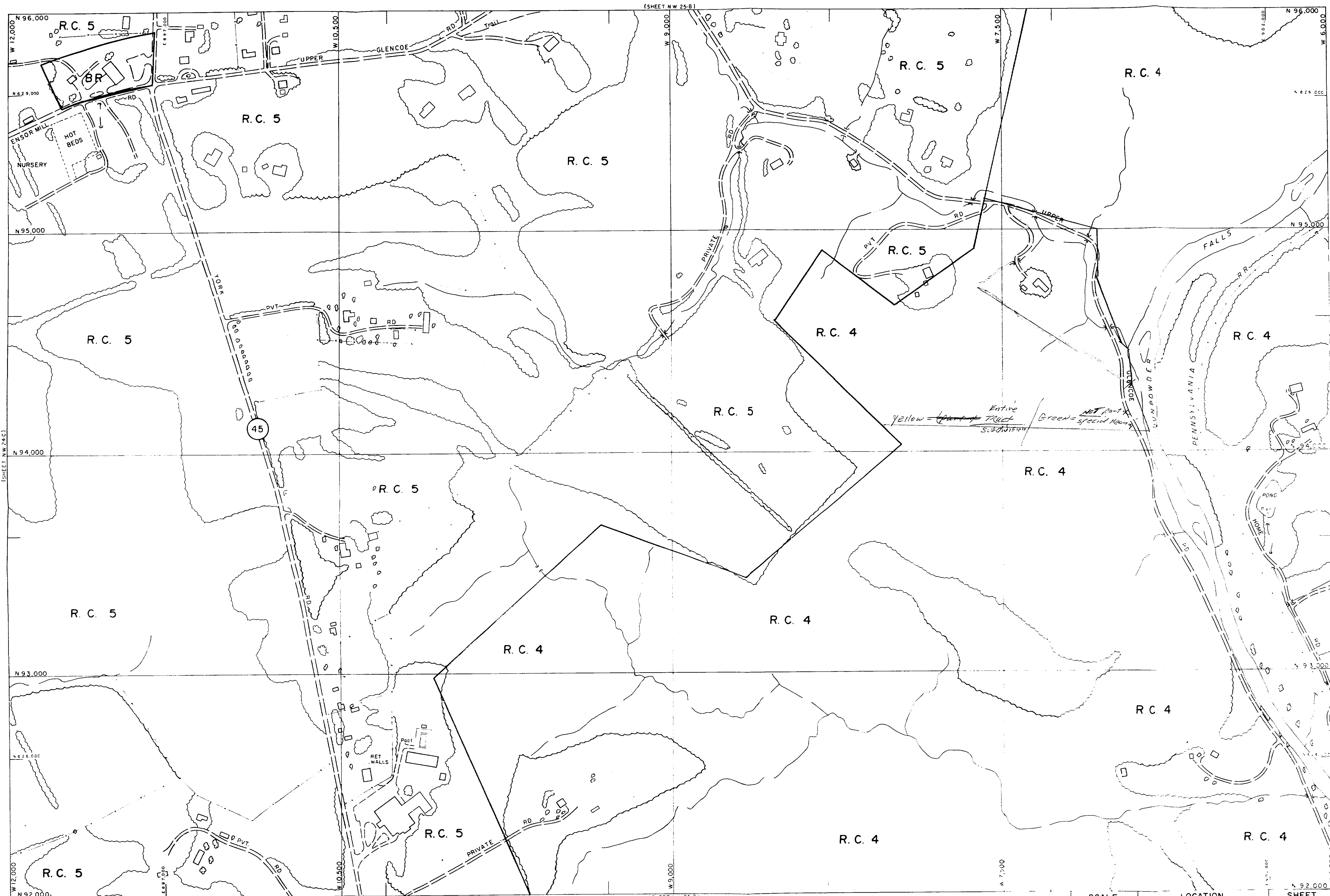
Hereby, we respectfully request your help for an expeditious hearing to enable us start construction of our new house as soon as possible. We would like to take advantage of dry weather and build our house in this coming Summer.

Should you have any questions, please do not hesitate to contact us.

Sincerely,
Mostafa Izadi
Mostafa Izadi
Zohreh A. Izadi
Zohreh A. Izadi

cc: Mr. Arnold Jablon, Director





DD-NE

1986 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1986

Revised Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE

1" = 200'

DATE

OF

PHOTOGRAPHY

JANUARY

1986

LOCATION

NORTHWEST OF

GLENCOE

SHEET

NW

24-B

1443

96-445-5PH

