

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 SEC of Spring Ave and Fairmount \*  
 Avenue \* ZONING COMMISSIONER  
 6615 Fairmount Avenue \*  
 3rd Election District \* OF BALTIMORE COUNTY  
 2nd Councilmanic District \*  
 Kambiz Karimian \* Case No. 99-31-A  
 Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as 6615 Fairmount Avenue located in the Brighton subdivision of western Baltimore County. The Petition was filed by Kambiz Karimian, property owner. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a minimum street side yard setback of 10 ft., in lieu of the required 25 ft., and a lot area of 5500 sq. ft., in lieu of the required 6,000 sq. ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case was the Petition, Kambiz Karimian. Appearing on his behalf was J. Scott Dallas, the surveyor who prepared the site plan. Appearing as interested persons were Charles C. Oler, Jr., and Geraldine M. Oler, owners of the adjacent property at 6613 Fairmount Avenue.

Testimony and evidence presented was that the subject property is actually composed of two lots as recorded in Section P of the Plat of Brighton. The lots are known as Nos. 35 and 37. Each lot is 25 ft. wide and 110 ft. in depth. Collectively, the parcel is 50 ft. wide and contains 5500 sq. ft. Presently, the property is unimproved. The Petitioner proposes constructing a single family dwelling on the property. The dwelling will be oriented towards Fairmount Avenue and bear an address of

COPIES RECEIVED FOR FILING  
 Date 10/23/98  
 By [Signature]

6615 Fairmount Avenue. Sufficiently sized side yard setbacks (10 ft.) are proposed. The proposed dwelling will also meet the 25 ft. front yard setback and 30 ft. rear yard setback. A building envelope of 30 ft. by 40 ft. is shown on the site plan.

Variance relief is requested in that the lot is undersized. As noted above, it is 5500 sq. ft. in area, less than the 6,000 ft. required. A variance is also requested to permit a 10 ft. side yard setback to a street in lieu of the required 25 ft. In this regard, the property is a corner lot, located at the intersection of Fairmount Avenue and Spring Avenue. Fairmount Avenue is an improved public street which is residential in character. Moreover, although the site plan shows an existing right of way for Spring Avenue of 60 ft., the actual paving is quite narrow, approximately 10 ft. wide. Spring Avenue is more in the character of an alley. Spring Avenue connects Fairmount Avenue and Parsons Avenue which run parallel with one another.

Additional testimony and evidence offered was that the Petitioner also owns 6 adjacent lots platted as 28, 30, 32, 34, 36 and 38 of Section P of the Brighton subdivision. These lots are each 25 ft. in width and 50 ft. in depth. These six lots are presently improved with an existing dwelling which is known as 6618 Parsons Avenue. Two of these lots (36 and 38) actually abut the rear property line of the subject property. Correspondence received from Mr. Karimian, subsequent to the hearing, indicated that he may raze the existing dwelling which occupies those six lots. However, if those lots are subdivided and reconfigured, he represented that no more than two dwellings would be constructed. Apparently, one dwelling would be on lots 28, 30 and 32 and the other on lots 34, 36 and 38. If three lots, as platted, were combined for a single dwelling, the

COPIES SUBMITTED FOR FILING

Date

By

resulting tract would be sufficient in terms of the area requirements set out in the BCZR. Additionally, sufficient setbacks could be maintained.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR to warrant variance relief. I specifically find that the property at issue is unique, that practical difficulty would be suffered if relief were denied and that relief can be granted without detrimental impact on the surrounding locale. It is significant to note that the two lots at issue are the last two lots in that row along Fairmount Avenue which ends at Spring Avenue. That is, although the Petitioner owns adjoining property, those adjoining lots owned by him abut the rear property line and cannot be utilized to support development on the subject property. This unique consideration justifies the permitted use of the subject two lots to support a single family dwelling.

Although variance relief will be granted, two conditions will be attached to protect the integrity of the surrounding residential community. First, I shall require the Petitioner to submit building elevation drawings to the Office of Planning for review and approval prior to the issuance of a building permit. These plans will allow that office to ensure that any proposed dwelling will be compatible with the existing area. Secondly, I will bind Mr. Karimian to his representation regarding the future of the six lots which he owns on Parsons Avenue. Those lots can be utilized to support two dwellings only with each individual dwelling lot composed of three platted lots.

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

OFFICE OF PLANNING  
10/23/98  
[Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of October 1998, that a variance from Section 1B02.3.C.1 of the BCZR to allow a minimum street side yard setback of 10 ft., in lieu of the required 25 ft., and a lot area of 5500 sq. ft., in lieu of the required 6,000 sq. ft, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit building elevation drawings to the Office of Planning for review and approval prior to the issuance of a building permit to ensure that any proposed dwelling will be compatible with the existing area.

3. The Petitioner is bound to his representation regarding the future of the six lots which he owns on Parsons Avenue. Those lots shall be utilized to support two dwellings only, with each individual dwelling lot composed of three platted lots.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

19623/98  
*[Handwritten signature]*

LES/mmnn



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

October 22, 1998

Mr. Kambiz Karimian  
5 Jonathans Court  
Cockeysville, Maryland 21030

RE: Petition for Variance  
Case No. 99-31-A  
Property: 6615 Fairmount Avenue

Dear Mr. Karimian:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm  
encl.

c: Mr. and Mrs. Charles C. Oler, Jr.  
6613 Fairmount Avenue  
Baltimore, Maryland 21215





# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at # 6615 Fairmount Avenue

which is presently zoned D.R. S.5

This Petition shall be filed with the Department of Permits & 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 Variance from Section(s) 1 B02.3 C.1. to allow a minimum street side yard setback of 10 feet in lieu of the required 25 feet and a lot area of 5500 square feet in lieu of the required 6000 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons (indicate hardship or practical difficulty) The narrow property configuration prevents strict compliance with the zoning regulations. All other bulk requirements can be satisfied. The relatively wide (60 foot) Spring Avenue in relation to its narrow paving give the neighborhood appearance of a much wider lot.

Without the requested variances, the lot is unusable.

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

I or we, agree to pay expenses of above Variance 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.

We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type of Print Name)

To

Address

City State Zipcode

Attorney for Petitioner

(Type of Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

Kambiz Karimian

(Type of Print Name)

Signature

(Type of Print Name)

Signature

5 Jonathans Ct. 410-628-8080

Address

Phone No

Cockeysville, MD 21030-1419

City

State

Zipcode

Name Address and phone number of representative to be contacted

J. Scott Dallas - J.S. Dallas, Inc.

13523 Long Green Pike - P.O. Box 26

Name

Baldwin, MD 21013

410-817-4500

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE

7-20-98



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

# 99-31-A

# #31

# J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

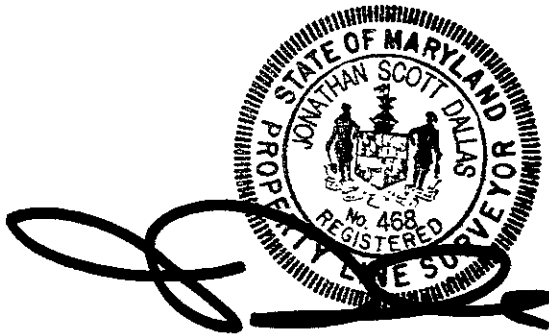
BALDWIN, MD 21013

(410) 817-4600

FAX (410) 817-4602

## ZONING DESCRIPTION FOR # 6615 FAIRMOUNT AVENUE

BEGINNING for the same at the intersection of the northeast side of Fairmount Avenue which is 60 feet wide and the southeast side of Spring Avenue which is 60 feet wide. Being Lots No. 35 and 37, Block P in the subdivision of "Brighton" as recorded in Baltimore County Plat Book # 1 folio 149 containing 5500 square feet, more or less. Also known as #6615 Fairmount Avenue and located in the 3rd Election District, 2nd Councilmanic District.



# 31

99-31-A

**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **056195**

DATE 7-20-98 ACCOUNT R-001-015-000

AMOUNT \$ 50.00

RECEIVED FROM: Rambiz Karimian  
6615 Fairmount Ave. ITEM # 31  
FOR: 01 Variance Taken by: JEF  
080 Underwrite

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**

PROCESS	ACTUAL	TIME
7/20/1998	7/20/1998	10:27:58
REG	UNDA	CASHIER
MISCELLANEOUS CASH RECEIPT		
Receipt #	058796	GFJ
CP NO.	056195	
		50.00 CHECK
Baltimore County, Maryland		

**99-31-A**

**CASHIER'S VALIDATION**



# CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/13/, 1998

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 8/13/, 1998

**THE JEFFERSONIAN,**

*A. Henickson*

LEGAL AD. - TOWSON

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, the property identified as follows:

Case: F-31-A  
6617 Mount Avenue  
SERRING Avenue at Fair-  
venue  
tion District  
ncimanic District  
ments):  
iz Kamnian

to allow a minimum side yard setback of 10 feet in lieu of the required 25 feet and a lot area of 5,500 square feet in lieu of the required 6,000 square feet.

Hearing: Tuesday, September 1, 1998 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/182 August 13 C250863

CERTIFICATE OF POSTING

RE Case No 99-31-A

Petitioner/Developer KARIMIAN ETAL

40 S. DALLAS

Date of Hearing/Closing 9/1/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson MD 21284

Attention: Ms. Gwendolyn Stephens

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 #6615 FAIRMOUNT AVE.

@ SPRING AVE

The sign(s) were posted on

8/15/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/22/98

Patrick M. O'Keefe 8/22/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

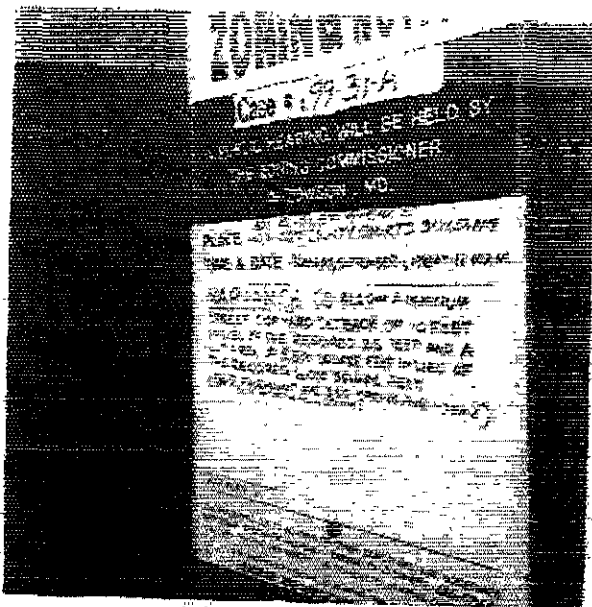
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



99-31-A  
#6615 FAIRMOUNT GERRING  
DALLAS  
9/1/98

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-31-A

Petitioner: <sup>MR.</sup> KAMBIZ KARIMIAN

Address or Location: 6615 FAIRMOUNT AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: <sup>MR.</sup> KAMBIZ KARIMIAN

Address: 5 JONATHANS COURT

HUNT VALLEY MD. 21030

Telephone Number: 410 628-8080

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

# ZONING NOTICE

Case No.: 99-31-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Variance - To allow a minimum street side yard setback of 10' in lieu of the required 25' and a lot area of 5,500 sq. ft in lieu of the required 6000 sq. ft. And to approve an undersized lot per section 304 & to approve any other variances deemed necessary by zoning commissioner.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
August 13, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. Kambiz Karimian                      410-628-8080  
5 Jonathans Court  
Hunt Valley, MD 21030

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-31-A  
6615 Fairmount Avenue  
SEC Spring Avenue at Fairmount Avenue  
3rd Election District - 2nd Councilmanic District  
Legal Owner: Kambiz Karimian

Variance to allow a minimum street side yard setback of 10 feet in lieu of the required 25 feet and a lot area of 5,500 square feet in lieu of the required 6,000 square feet.

HEARING:     Tuesday, September 1, 1998 at 11:00 a.m. in Room 407, County Courts  
                  Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

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

August 3, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-31-A  
6615 Fairmount Avenue  
SEC Spring Avenue at Fairmount Avenue  
3rd Election District - 2nd Councilmanic District  
Legal Owner: Kambiz Karimian

Variance to allow a minimum street side yard setback of 10 feet in lieu of the required 25 feet and a lot area of 5,500 square feet in lieu of the required 6,000 square feet.

HEARING: Tuesday, September 1, 1998 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script that reads "Arnold Jablon" with a small "54" written below it.

Arnold Jablon  
Director

c: JS Dallas, Inc.  
Kambiz Karimian

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 17, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

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

August 26, 1998

Mr. J. Scott Dallas  
J. S. Dallas, Inc.  
13523 Long Green Pike  
P. O. Box 26  
Baldwin, MD 21013

RE: Item No.: 31  
Case No.: 99-31-A  
Location: 6615 Fairmount Ave.

Dear Mr. Dallas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 20, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: August 12, 1998

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 10, 1998  
Item Nos. 027, 028, 031, 032, 033,  
035, 036, 037, 038, 039, 040, 041,  
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC



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

TO: PDM

FROM: R. Bruce Seeley - *RBS*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: *Aug 3, 98*

DATE: *8/13/98*

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

Item #'s:	27	35	41
	28	36	
		37	424 VA
	(31)	38	
	33	39	43

RBS:sp

BRUCEZ/DEPRM/TXTSBP



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

AUGUST 7, 1998

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

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027  
KAMBIZ KARIMIAN 031  
STERLING INDUSTRY LANE, L.L.C. 033  
JAMES ANDREW DUNNIGAN AND DOROTHEA  
DOLORES DUNNIGAN 035  
FRANK ROSENBERGER AND MARY ROSENBERGER 036  
PHYLLIS E. TYLER 037  
VERNON MERKLE AND MARILYN IRWIN 038  
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039  
NARINE BANEY 041  
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

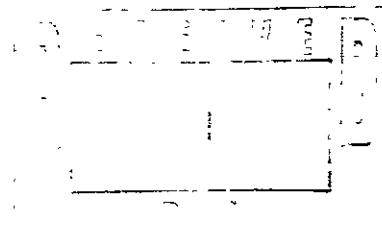
Gentlemen:

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:

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

cc: File





**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

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

RE: Baltimore County 7-31-9V  
Item No. 031 JRF

Dear Ms. Stephens:

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 Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

*Ronald Burns*  
/s/ Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

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, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 12, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

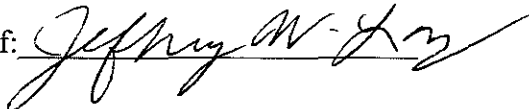
**SUBJECT:** 6615 Fairmount Avenue

The Office of Planning provided comments on the requested Undersized Lot request on August 12, 1998 (see attached).

Item No. 31

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL

RE: PETITION FOR VARIANCE  
6615 Fairmount Avenue, SEC Spring Ave and  
Fairmount Ave, 3rd Election District, 2nd  
Councilmanic

Legal Owners: Kambiz Karimian

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 99-31-A

\* \* \* \* \*

**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 of other proceedings in this matter and of the passage of any preliminary or final Order.

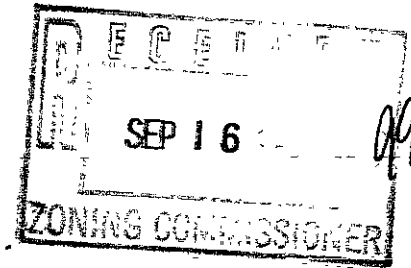
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 18<sup>th</sup> day of August, 1998, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



September 14, 1998

Mr. Lawrence Schmidt, Zoning Commissioner  
Office of Zoning Commission  
401 Bosley Avenue  
Towson, MD 21204

RE: 99-31-A ✓  
6615 Fairmont Avenue  
3rd Election Dist.  
2nd Councilmanic Dist.

Dear Mr. Schmidt:

Per comments made by my neighbor from # 6613 Fairmont Avenue at the recent zoning hearing (Sept. 1, 1998) regarding the above referenced property, I would like to offer the following response:

I am not proposing to create any undersized or "denser" lot layout along my six plat lots on Parsons Avenue. I propose only to create two building lots, each 75 feet wide, (20 feet wider than the requirement for D.R. 5.5). The only reason that I have requested relief on my Fairmont Avenue lots is that their existing width can not meet the exact minimum bulk regulations for D.R. 5.5.

I reasonably expect to proceed with the two building sites on Parsons Avenue without any zoning variance requirements.

Very truly yours,



Kambiz Karimian  
5 Jonathans Court  
Hunt Valley, MD 21030

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B \_\_\_\_\_  
Permit Number

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

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

13523 Long Green Pike

Jonathan Scott Dallas P.O. Box 26 Baldwin Md. 21013 4108174600  
Print Name of Applicant Address Telephone Number

Lot Address 6615 Fairmount Ave Election District 3 Council District 2 Square Feet 5500

Lot Location: NE side of Fairmount Av., 0' feet from SE corner of Spring Av.  
(street) (street)

Land Owner Kambiz Karimian Tax Account Number 03-07-029275

Address 5 Jonathans Ct. Telephone Number 4106288080  
Hunt Valley Md. 21030

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings (To match neighborhood)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$35)

Accepted by JPF  
ZADM

Date 7-20-98

99-31-A

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

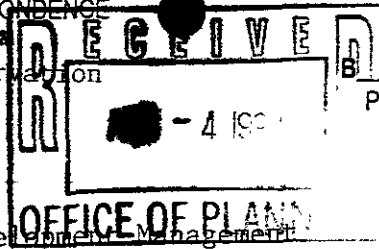
Approval  Disapproval  Approval conditioned on required modifications of the permit to conform with the following recommendations:

Sent to  
OPCC  
8/3/98

Signed by: \_\_\_\_\_  
for the Director, Office of Planning & Community Conservation

Date: **99-31-A**

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM



TO: Director, Office of Planning & Community Conservation  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

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

Permit Number

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

13523 Long Green Pike

Jonathan Scott Dallas P.O. Box 26 Baldwin Md. 21013 4108174600  
Print Name of Applicant Address Telephone Number

Lot Address 6615 Fairmount Ave Election District 3 Council District 2 Square Feet 5500

Lot Location: NE side of Fairmount Av., 0' feet from SE corner of Spring Av.  
(street) (street)

Land Owner Kambiz Karimian Tax Account Number 03-07-029275

Address 5 Jonathans Ct. Telephone Number 4106288080  
Hunt Valley Md. 21030

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings (To match neighborhood)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by JRF  
ZOM

Date 7/20/98

ITEM # 31

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

Approval  Disapproval  Approval conditioned on required modifications of the permit to conform with the following recommendations:

*Walter Lee 8/19/98*

Signed by: Jeffrey M. Long  
for the Director, Office of Planning & Community Conservation

Date: August 10, 1998



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

CHARLES C. OLER JR

GERALDINE M. OLER

6613 FAIRMOUNT AVE

6613 FAIRMOUNT AVE

Belt MD

21215

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

KAMBIZ KARIMIAN

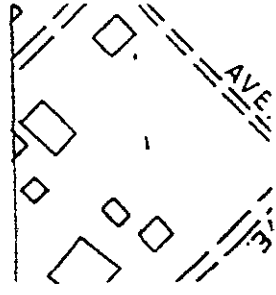
5 JONATHAN'S COURT

HUNT VALLEY, MD 21036

J.S. DALLAS, INC  
JONATHAN'S COURT

PO Box 26 13523 LONG GREEN PIKE  
BALDWIN MD. 21013





RECEIVE  
AUG - 4 1938  
OFFICE OF PLANNING

FAIRMOUNT  
(60 WIDE)

EX. S. SEWER  
(B.C. BE 52.140)

EX. DWG # 0004  
EX. DWG # 0006

# 31

PHOTO KEY  
6615 FAIRMOUNT AVE.

EX. S. SEWER (B.C. BE. 50.201)

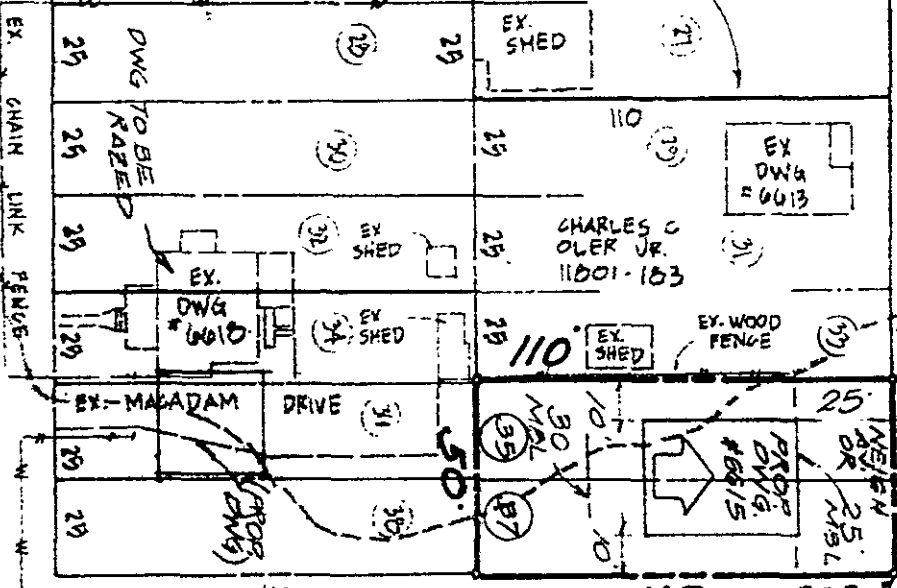
HERMAN ROTH & ROSA ROTH  
6077-100

BLOCK P

EX. 2" GAS (B.C. BE. 52.140)  
EX. 6" WATER (B.C. BE 26.404)

EX. DWG # 0012  
EX. DWG # 0014

EX. 2" GAS (B.C. BE. 50.201)



EX. PAVING

EX. DWG # 0010

PARSONS AVENUE  
(60 WIDE)

EX. CHAIN LINK FENCE

EX. MACADAM DRIVE

EX. WOOD FENCE

EX. FIRE HYDRANT

PROG. DWG. # 6615  
NEVEN FOR 25.159 L

EX. WIRE FENCE

EX. PAVING

EX. S. SEWER (B.C. BE 51.202)

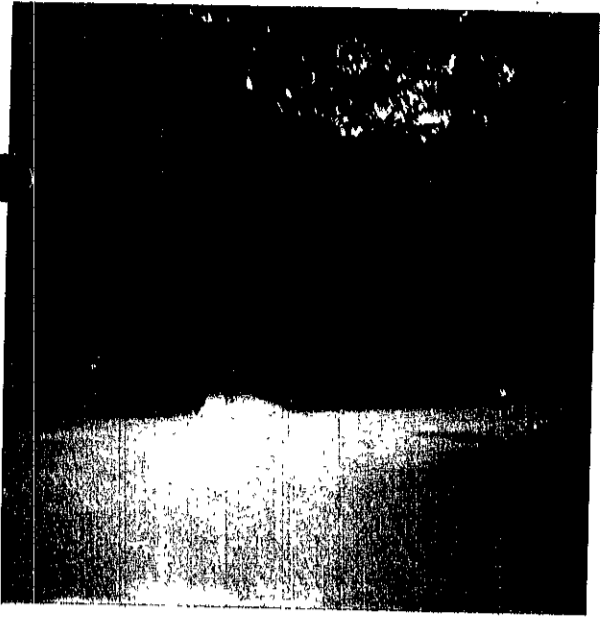
SPRING AVENUE  
(60 WIDE)

AVENUE

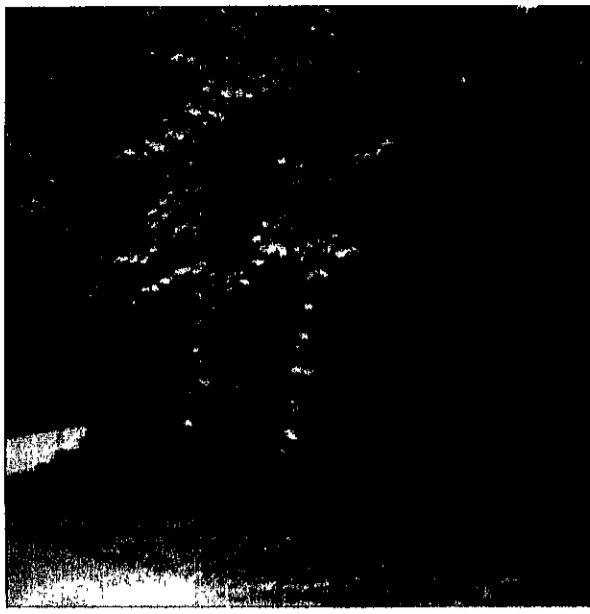
EX. S. SEWER

EX. DWG # 0700

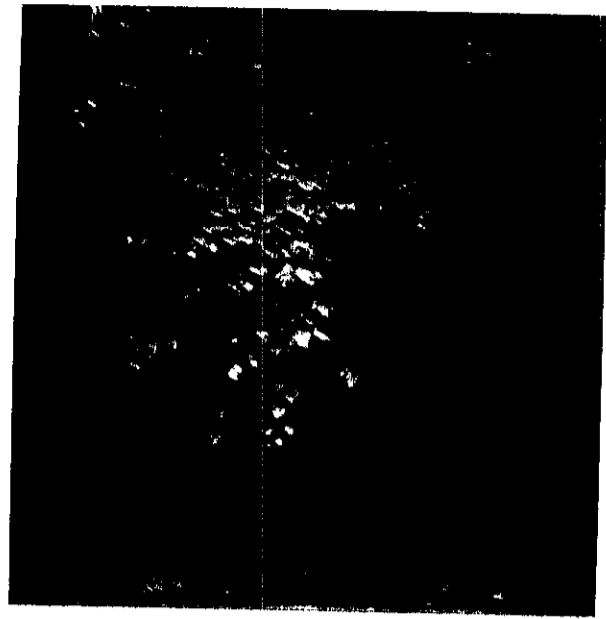
EX. 6" WATER (B.C. BE 53.921)



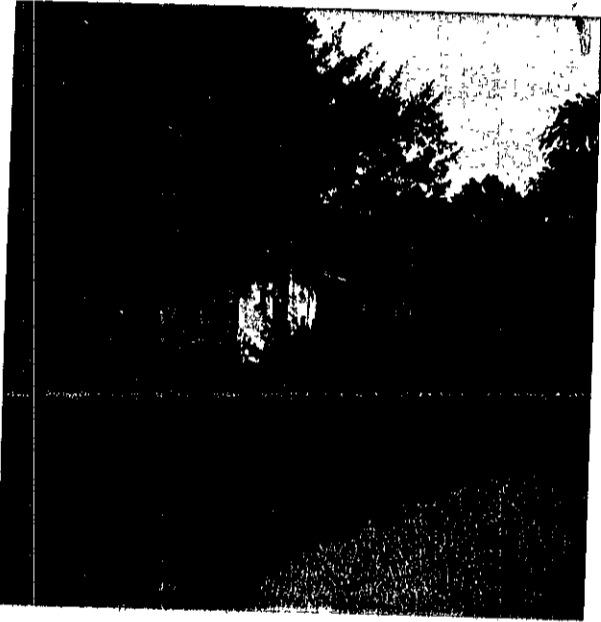
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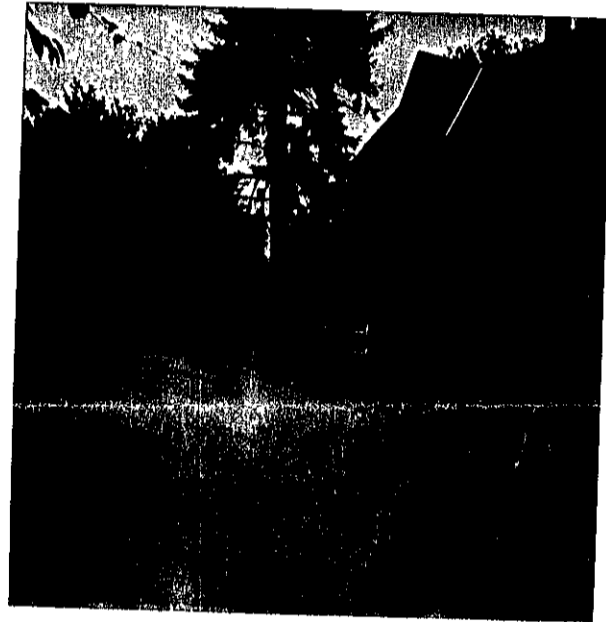
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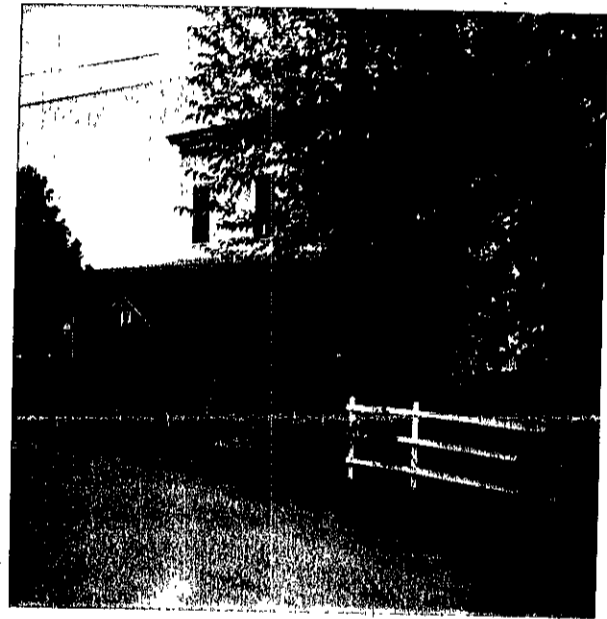
③



④



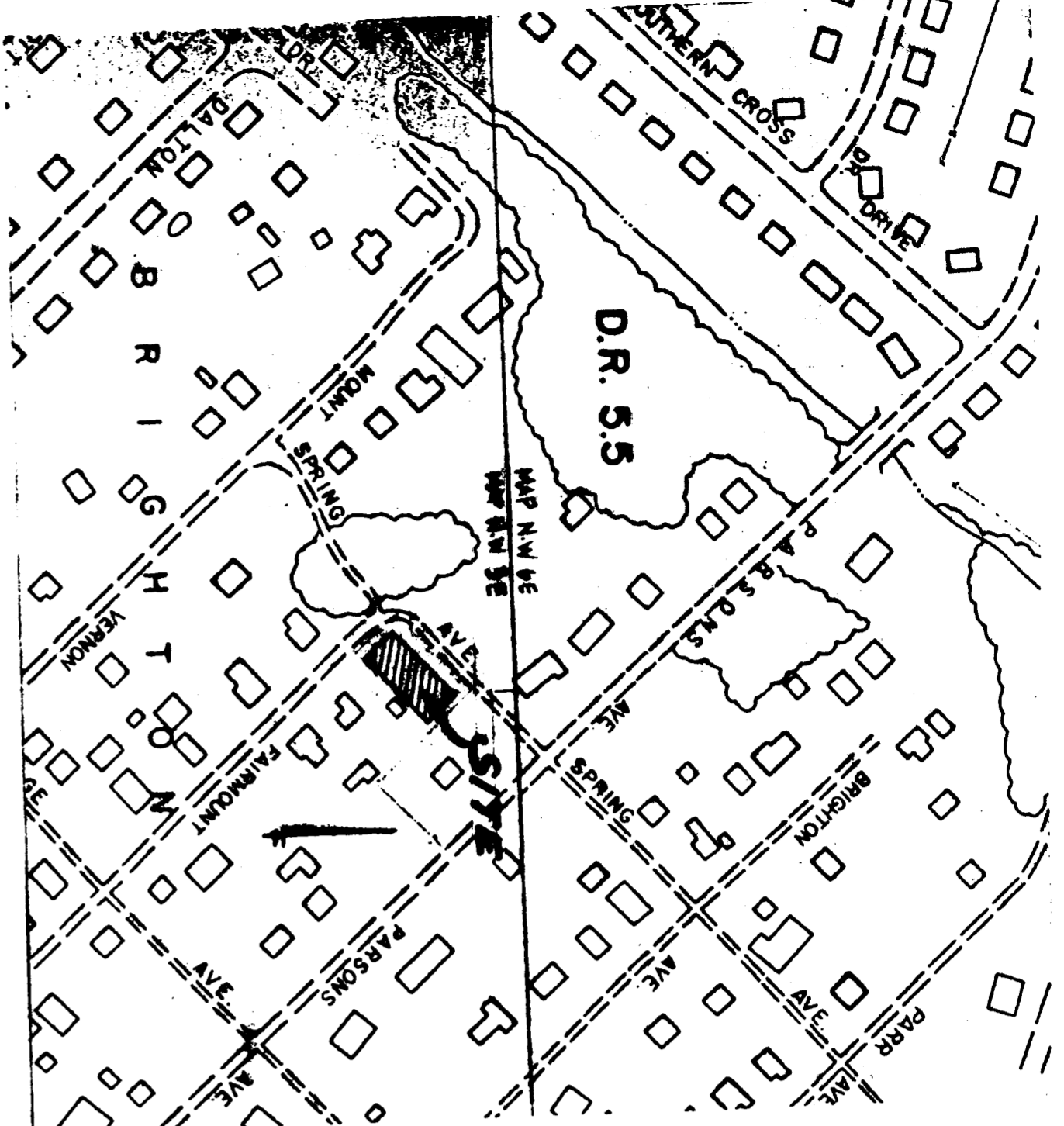
⑤



⑥

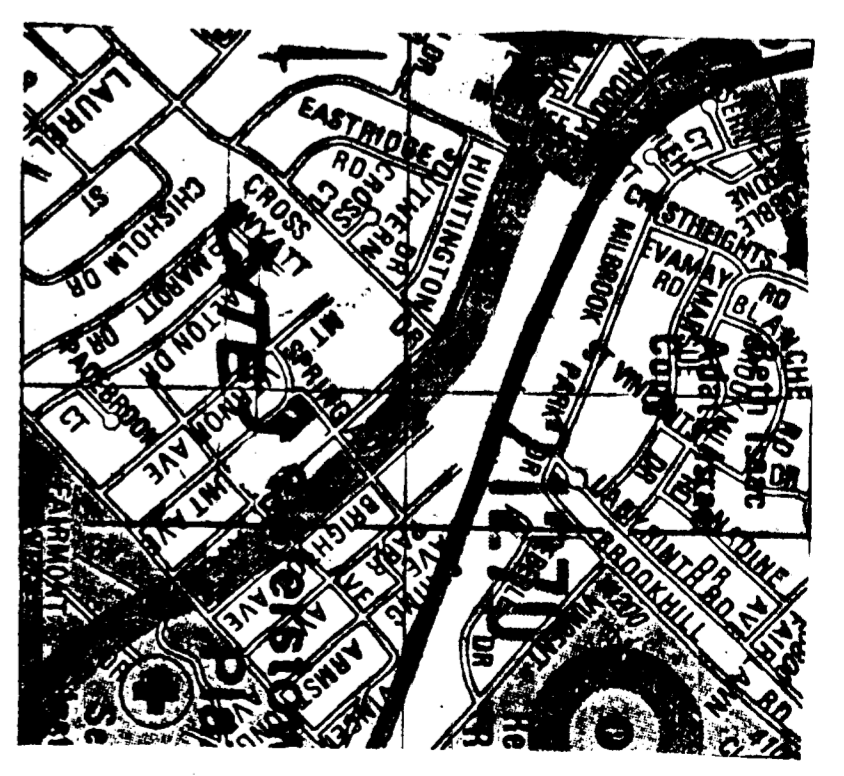
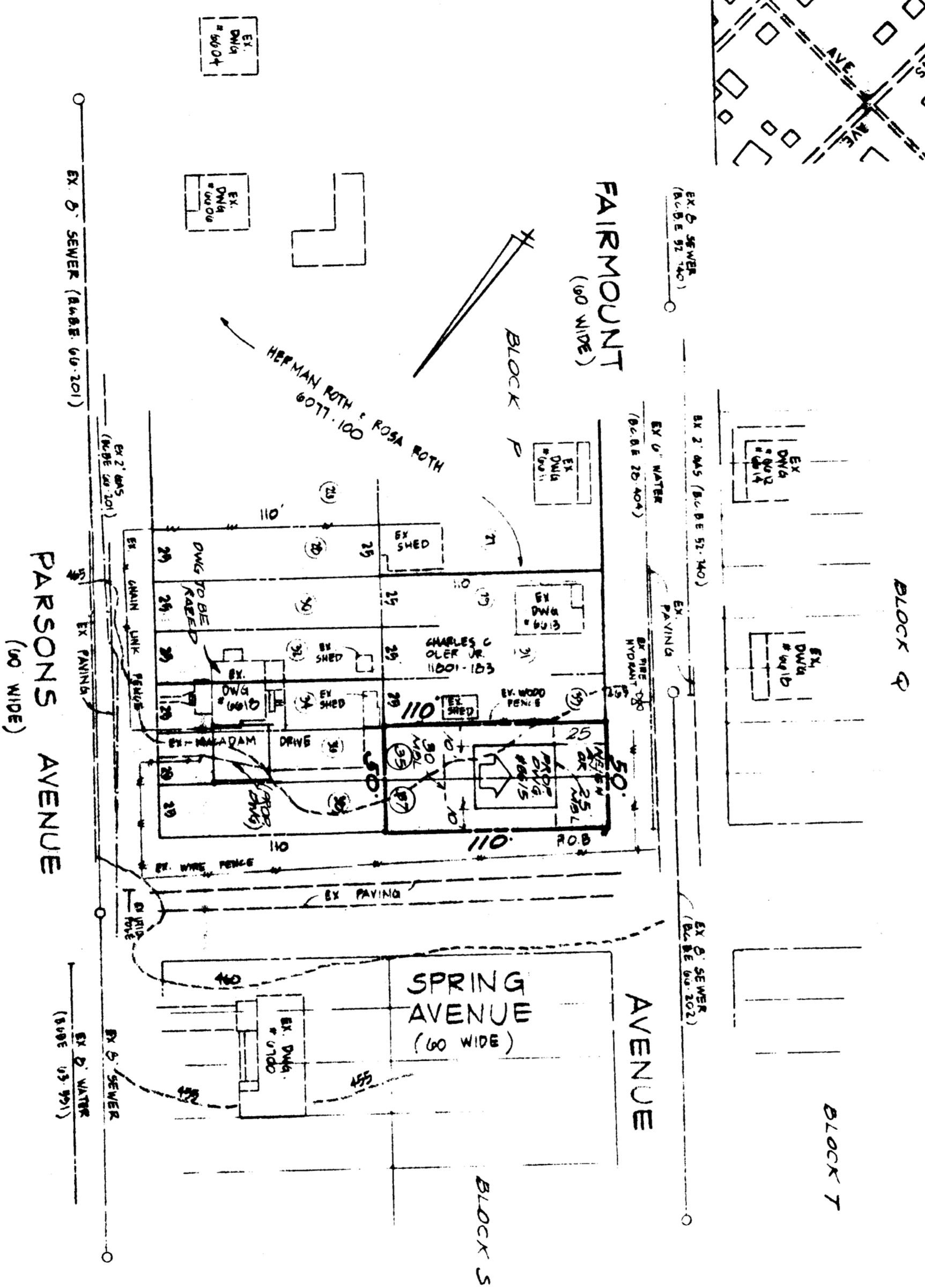


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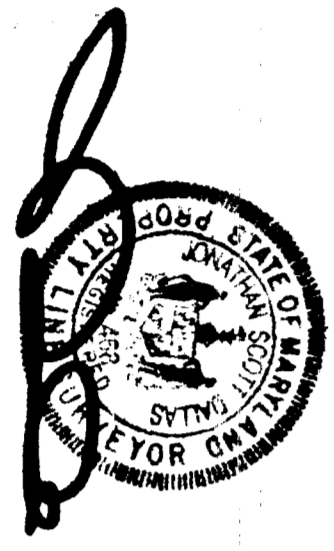
EXISTING ZONING  
DR 5.5  
(PER B.C.O.P.E. MAP NW 5-E)

- NOTES
1. OWNER KAMRIZ KARIMIAN 5 JONATHANS CT. HUNT VALLEY, MD 21080
  2. TAX ACCT NO. 88-07-029275
  3. SURROUNDING DWGS. AND TOPOGRAPHY HERON PER DCBE NW 5-E AND NW 6-E AND CO. UTIL. PLANS.
  4. SUBJECT PROPERTY CONSISTS OF LOTS 35 AND 37, SECTION 7, PLAT OF "BRIGHTON" (1981).
  5. NOT IN CBGA
  6. NO PRIOR ZONING HRGS.
  7. PUBLIC UT'S



VICINITY MAP  
1" = 1000'

**J.S. DALLAS, INC.**  
Architect & Engineering  
11525 Long Green Rd.  
Baltimore, MD, 21013  
410 871-8800



REQUESTED VARIANCES  
VARIANCE FROM SECTION 1802.3.1 TO ALLOW A MINIMUM STREET  
SIDE YARD SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 25 FEET  
AND A LOT AREA OF 8000 SQUARE FEET IN LIEU OF THE REQUIRED  
8000 SQUARE FEET.

SITE PLAN TO ACCOMPANY  
PETITION FOR ZONING VARIANCE  
**#6615 FAIRMOUNT AVENUE**  
3RD EL. DIST. 2ND COUNC. DIST.  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 30'  
**99-31A**  
JULY 13, 1998

*Handwritten signature*

# 31