

IN RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

(8906) N/S Church Lane, 52' +/- E
of centerline of Blackstone Road
(8908A) N/S Church Lane, 19' +/- W
of centerline of Blackstone Road
2nd Election District

2nd Councilmanic District
(8906 & 8908A Church Lane)
Kambiz Karimian
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-124-SPHA

*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Kambiz Karimian. The Petitioner is requesting a special hearing and variance for property he owns at 8908A and 8906 Church Lane. The subject property is zoned D.R.3.5 and D.R.5.5.

Appearing at the hearing on behalf of the request was Kambiz Karimian, property owner and Scott Dallas, registered land surveyor. Appearing as interested citizens in the matter were Pat Clark and Joe Spiccioli, representatives of the Fieldstone Community Group.

The Petitioner is requesting a variance from Section 1B01.2.C.2.a and Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a tract boundary setback of 15 ft. to a windowed wall in lieu of the required 35 ft. for Lot 9 and to allow a detached garage in the side yard in lieu of the required rear yard for Lot 10. In addition, the Petitioner is also requesting a special hearing to approve the First Amended Final Development Plan for Nell's Acres.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, is situated on the north side of Church Lane, near its intersection with Blackstone Road in the Randallstown area of Baltimore County. The subject properties are identified on Petitioner's Exhibit No. 1 as Lots 9 and 10. Lot 9 is unimproved at this time and Lot

COPIES RECEIVED FOR FILING

Date

By

11/2/99

J.R. Garrison

10 is currently improved with an existing residential garage which was once formerly associated with the single family dwelling located along Church Lane. As a result of a minor subdivision, Lots 9 and 10 were created separating the garage from the single family dwelling located along Church Lane. The Petitioner herein is desirous of constructing a single family dwelling on Lot 9 and Lot 10. As a result of the construction of the house on Lot 10, the existing garage, which will be used in conjunction with the house on Lot 10, will be situated in the side yard and not in the rear yard as required. Therefore, the first variance request is generated. The Petitioner did not wish to tear down the garage, but rather intends to utilize it in conjunction with the house to be built on Lot 10. The second variance is requested for the house to be constructed on Lot 9. The house proposed for that lot will have windows on the side of the dwelling. Therefore, a variance to allow a tract boundary setback of 15 ft. to a windowed wall in lieu of the required 35 ft. is being requested.

As stated previously, representatives from the Fieldstone Community Group attended the hearing. These representatives did not oppose the Petitioner in his request for variances so long as the developer agreed to the terms and conditions as stated in a letter dated September 8, 1999. That letter was written by Joseph Spiccioli, President of the Fieldstone Community Group and was entered into evidence as Citizens' Exhibit No. 1. These citizens have been working with the Petitioner for some time and have reached an agreement concerning the construction of these two proposed houses.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance request is not granted and if the special hearing to approve the First Amended Final Development Plan of Nell's Acres is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special hearing and variance request should be granted.

THEREFORE, IT IS ORDERED this 2nd day of November, 1999, by this Deputy Zoning Commissioner, that the Petitioner's request for a variance from Section 1B01.2.C.2.a and Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a tract boundary setback of 15 ft. to a windowed wall in lieu of the required 35 ft. for Lot 9 and to allow a detached garage in the side yard in lieu of the required rear yard for Lot 10, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
11/12/99
J.R. Gannon



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

November 2, 1999

Mr. Kambiz Karimian
5 Jonathans Court
Cockeysville, Maryland 21030-1419

Re: Petition for Variance & Special Hearing
Case No. 00-124-SPHA
Property: 8908A and 8906 Church Lane

Dear Mr. Karimian:

Enclosed please find the decision rendered in the above-captioned case. The Requests for Variance and Special Hearing have been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

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

Ms. Pat Clark, Vice President
Fieldstone Community Group
3603 Stoneybrook Road
Randallstown, Maryland 21133

Mr. Joe Spiccioli, President
Fieldstone Community Group
3606 Stoneybrook Road
Randallstown, Maryland 21133



Petition for ^{SPECIAL HEARING} Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8908 A and 8906 Church Lane

which is presently zoned D.R. 3.5 and

This Petition shall be filed with the Department of Permits & Development Management D.R. 5.5

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) 1801.22.29 (VB 50, CMDP) 400.1

(LOT 9) TO ALLOW A TRACT BOUNDARY SETBACK OF 15 FEET ~~IN LIEU OF~~ ~~THE~~ ~~REQUIRED~~ ~~35 FEET~~ TO A WINDOWED WALL IN LIEU OF THE REQUIRED 35 FEET.

(LOT 10) TO ALLOW A DETACHED GARAGE IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD AND SPECIAL HEARING TO APPROVE FIRST AMENDED FDP FOR NELLIS ACRES. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) LOTS MEET ALL OTHER BULK REGULATIONS. GARAGE IS EXISTING MORE IN ACCORDANCE WITH NEIGHBORHOOD.

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.

I/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:

Legal Owner(s):

(Type or Print Name)

Kambiz Karimian
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

5 Jonathans Ct. 410-628-8080

(Type or Print Name)

Address Phone No.

Cockeysville, MD 21030-1419

Signature

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

Address Phone No.

Name
Baldwin, MD 21013 410-817-4600

City State Zipcode

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Nov. 15th - 19th Next Two Months

ALL

OTHER

REVIEWED BY: *JA MK* DATE 9-21-99



Printed with Soybean Ink on Recycled Paper

Revised 9/5/95

00-124-SPHA

#124

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 OF #8906 CHURCH LANE (PROPOSED LOT 9- RESUBDIVISION OF LOT 1- NELL'S ACRES)

BEGINNING at a point on the north side of Church Lane, 60 feet wide, at the distance of 52 feet, more or less, east of the centerline of Blackstone Road, thence running with and binding on said north side of Church Lane (1) South 89 degrees 45 minutes 35 seconds East 58 feet, thence leaving said Church Lane running the three following courses and distances: (2) North 14 degrees 09 minutes 20 seconds East 130.00 feet (3) North 83 degrees 38 minutes 51 seconds West 78.07 feet and (4) South 05 degrees 11 minutes 00 seconds West 135.00 feet to the place of beginning.

CONTAINING 8928 square feet or 0.205 acres of land, more or less.

BEING a part of Lot 1, "Nell's Acres" as recorded in Baltimore County Plat Book E.H.K., Jr. No.52 Folio 105.

ALSO known as # 8906 Church Lane and located in the 2nd Election District, 2nd Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only. Final bearings, distances and area of Subdivided Lot may differ based on a true Maryland Boundary Survey.



00-124-SPHA

124

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 OF #8908A CHURCH LANE (PROPOSED LOT 10- RESUBDIVISION OF LOT 1- NELL'S ACRES)

BEGINNING at a point on the north side of Church Lane, 60 feet wide, at the distance of 19 feet, more or less west of the centerline of Blackstone Road, thence running the seven following courses and distances: (1) North 05 degrees 11 minutes 00 seconds East 85.00 feet (2) North 23 degrees 50 minutes 00 seconds East 60.38 feet (3) South 85 degrees 38 minutes 51 seconds East 129.92 feet (4) North 14 degrees 09 minutes 20 seconds East 83.20 feet (5) North 81 degrees 56 minutes 19 seconds West 138.99 feet (6) South 23 degrees 50 minutes 00 seconds West 135.59 feet and (7) South 05 degrees 11 minutes 00 seconds West 101.98 feet to the north side of Church Lane thence running with and binding on said north side of Church Lane (8) South 89 degrees 45 minutes 35 seconds East 20.07 feet to the place of beginning

CONTAINING 15,577 square feet or 0.358 acres of land, more or less.

BEING a part of Lot 1, "Nell's Acres" as recorded in Baltimore County Plat Book E.H.K., Jr. No.52 Folio 105.

ALSO known as # 8908A Church Lane and located in the 2nd Election District, 2nd Councilmanic District.

Note: above description is based on existing record plat and is for zoning purposes only. Final bearings, distances and area of Subdivided Lot may differ based on a true Maryland Boundary Survey.



00-124-S PHA

124

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00 - 124-SPHA
Case No. 069899

DATE 9-21-99 ACCOUNT R-001-6150
AMOUNT \$ 150.00

RECEIVED FROM: J. S. Dallas
FOR: Residential Special Hearing & Variance
filing fees.
8908 A & 8906 Church Lane
(2 lots)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
9/21/1999	9/21/1999	10:50:50
REG 4803	CARRIER PAGES PER DRAWER	
Unit	5	528 EDITING CERTIFICATION
Receipt #	999001	
OR NO.	069899	
Facet Tot	150.00	
150.00	OK	.00
Baltimore County, Maryland		

CASHIER'S VALIDATION

**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: #00-124-SPH

8906 and 8908A Church Lane

(8906) N/S Church Lane, 62' +/- E of centerline Blackstone Road,

(8908A) N/S Church Lane, 19' +/- W of centerline

Blackstone Road

2nd Election District -- 2nd Councilmanic District

Legal Owner(s): Kambiz Karimian

Variance: to allow a tract boundary setback of 15 feet to a windowed wall in lieu of the required 35 feet for lot 9 and to allow a detached garage in the side yard in lieu of the required rear yard for lot 10. **Special Hearing:** to approve First Amended FDP for Neil's Acres.

Hearing: Friday, October 29, 1999 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JTU/10/673 Oct. 12

C345990

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/15, 19 99

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 Tues 10/12, 19 99.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 00-124SPH

Petitioner/Developer: KARIMIAN, ETAL
DALLAS

Date of Hearing/Closing: 10/29/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 # 8906 CHURCH LA.

The sign(s) were posted on _____

10/14/99
(Month, Day, Year)

FIXED
Sincerely,

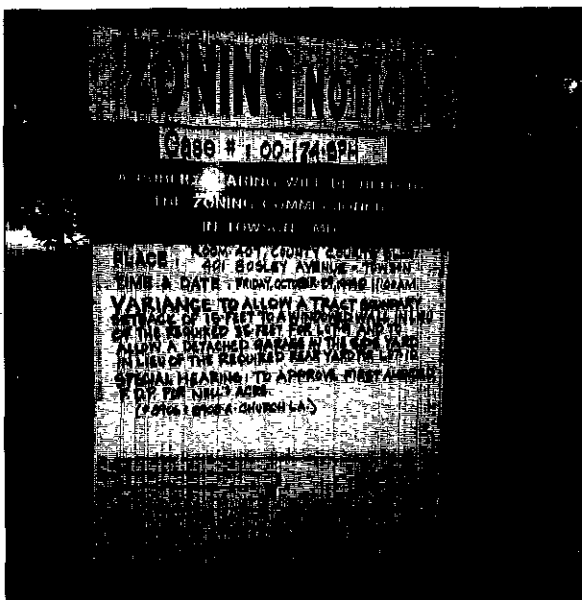
Patrick M. O'Keefe 10/20/99
Patrick M. O'Keefe 10/20/99
(Signature of Sign Poster and Date)

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)



00-124SPH (KARIMIAN)
8906 CHURCH LA
DALLAS
H-10/29/99

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

8906 & 8908A Church Lane, N/S Church Ln, 52' +/- E of
c/l Blackstone Rd (8906), and N/S Church Ln, 19' +/- W
of c/l Blackstone Rd (8908A)
2nd Election District, 2nd Councilmanic

Legal Owner: Kambiz Karimian
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-124-SPHA

* * * * *

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
People's Counsel for Baltimore County



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 18th day of October, 1999 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 Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

October 7, 1999

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: 00-124-SPH
8906 and 8908A Church Lane
(8906) N/S Church Lane, 52' +/- E of centerline Blackstone Road
(8908A) N/S Church Lane, 19' +/- W of centerline Blackstone Road
2nd Election District - 2nd Councilmanic
Legal Owner: Kambiz Karimian

VARIANCE: To allow a tract boundary setback of 15 feet to a windowed wall in lieu of the required 35 feet for lot 9 and to allow a detached garage in the side yard in lieu of the required rear yard for lot 10.

SPECIAL HEARING: To approve First Amended FDP for Nell's Acres.

HEARING: FRIDAY, OCTOBER 29, 1999 at 11:00 a.m. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Mr. Kambiz Karimian
J. Scott Dallas

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY OCTOBER 14, 1999
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
October 12, 1999 Issue - Jeffersonian

Please forward billing to:

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

410-817-4600

NOTICE OF ZONING HEARING

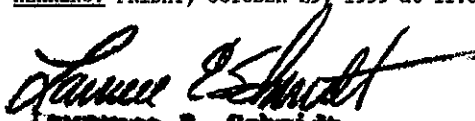
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-124-SPH
8906 and 8908A Church Lane
(8906) N/S Church Lane, 52' +/- E of centerline Blackstone Road
(8908A) N/S Church Lane, 19' +/- W of centerline Blackstone Road
2nd Election District - 2nd Councilmanic
Legal Owner: Kambiz Karimian

VARIANCE: To allow a tract boundary setback of 15 feet to a windowed wall in lieu of the required 35 feet for lot 9 and to allow a detached garage in the side yard in lieu of the required rear yard for lot 10.

SPECIAL HEARING: To approve First Amended FDP for Nell's Acres.

HEARING: FRIDAY, OCTOBER 29, 1999 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 CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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.

For Newspaper Advertising:

Item Number or Case Number: 00-124-SPHA
Petitioner: Kambiz Kanimian
Address or Location: 5 Jonathans Ct. Cockeysville, Md.
21030-1419

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. Scott Dallas
Address: 13523 Long Green Pike P.O. Box 26
Baldwin, Md. 21013
Telephone Number: (410) 817-4600

00-124-SPHA

Revised 2/20/98 - SCJ



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 10, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1135
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Owen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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 comment at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112,
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124,
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 207-4891, MS-1102F

BT: F114

Come visit the County's Website at www.co.ba.md.us



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

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: October 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 18, 1999
 Item No. 124

 The Bureau of Development Plans Review has reviewed the subject zoning item. See the file, "NELL'S ACRES", in the Bureau of Development Plans Review for comments from this department.

RWB:HJO:jrb

cc: File

ZAC10189.124

BALTIMORE COUNTY, MARYLAND
Interoffice Correspondence

DATE: October 13, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - MJ
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 124

PETITIONER: Kambiz Karimian

VIOLATION CASE NO.: 98-2345

LOCATION OF VIOLATION: N/S Church Lane, 52' +/- E of centerline Blackstone
Road (8906) & N/S Church Lane, 19' +/- W of ce
(8908-A Church Lane)

DEFENDANT(S): Kambiz Karimian

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Robert Ball

8 Randallfield Court
Randallstown, MD 21133

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/jg/lmh



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.25.99

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

RE: Baltimore County
Item No. 124 JJS

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

16 Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Pat Clark
Vice President
Fieldstone Comm. Gr.

3603 Stoneybrook Rd.
Randallstown, MD 21133

Joe Spiccioli, President
Fieldstone Community Group.

3606 Stoneybrook Rd
Randallstown MD 21133
410-655-2628



Citizens Ex 1

FIELDSTONE
Community Group Inc.
3606 Stoneybrook Road, Randallstown MD 21133-4228
410-655-2628 / jlsrand@erols.com

September 8, 1999

SummerField Homes
Attention: Ken Karimian
5 Jonathans Court
Hunt Valley MD 21030

Ken:

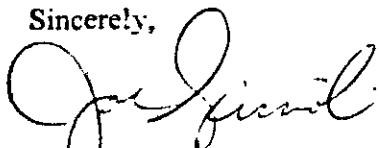
I want to thank you again for allowing Pat and myself the opportunity to meet with you and Scott and for your willingness to work with us to come up with a mutually agreeable design regarding the development at 8908 Church Lane.

Below is a summary of our discussion which I would like to consider a *preliminary* agreement:

- Brick:** Neither of the homes will have any brick.
- Siding:** The textured and contoured vinyl siding (resembling clapboard) that you showed us during our meeting will be used throughout.
- Roof:** A three dimensional asphalt shingle that resembles slate in color and which is currently shown in the photo's of the Parsons Avenue property will be used throughout.
- Porch:** The full front porch will remain as shown in the photo's of the Parsons Avenue property.
- Driveway:** There will NOT be any construction of a "parking pad" for the house that will front Church Lane. Instead, an asphalt driveway will extend straight up from Church Lane along the east side of the house.
- Windows:** There will be two (2) windows (located diagonally opposite from each other) on both sides of each home.
- Landscaping:** We discussed the possibility of including trees, boxwoods, rhododendron, azaleas, and some perennials. We have yet to agree on a landscaping plan pending consultation with the Fieldstone Garden Club and/or Len Baker.
- Shutters:** Vented (not panel) vinyl shutters (as shown in the photo's of the Parsons Avenue property) will be used on all windows.
- Old Garage:** The existing garage will remain. You will have it painted and it will sell as part of the home at the rear of the lot.

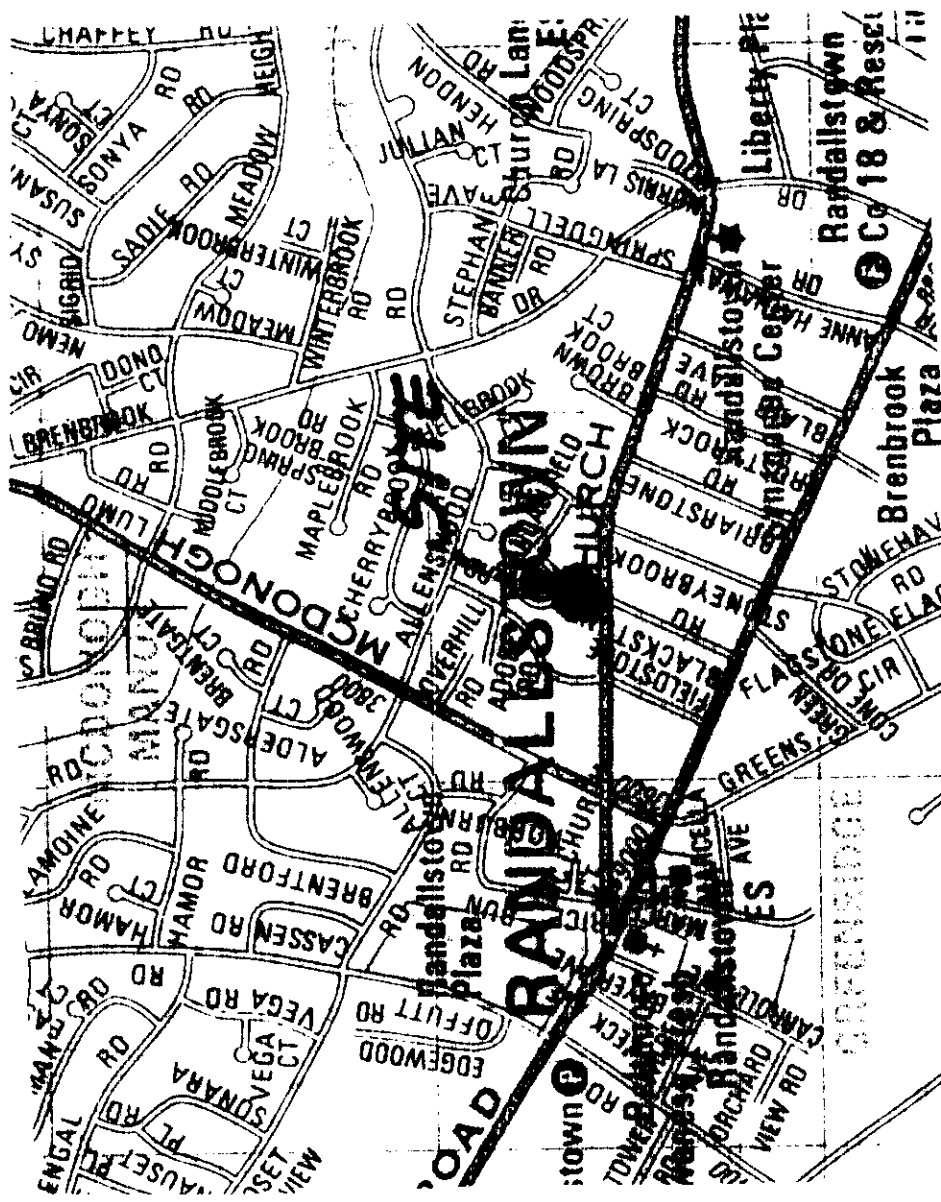
Please confirm any cost issues and/or final arrangements relating to the above issues. In the meantime, I will contact Len Baker to discuss the Landscaping possibilities. I look forward to talking with you again soon and working toward finalizing an agreement before the zoning hearing.

Sincerely,



Joseph L. Spiccioli
President

cc: J. Scott Dallas

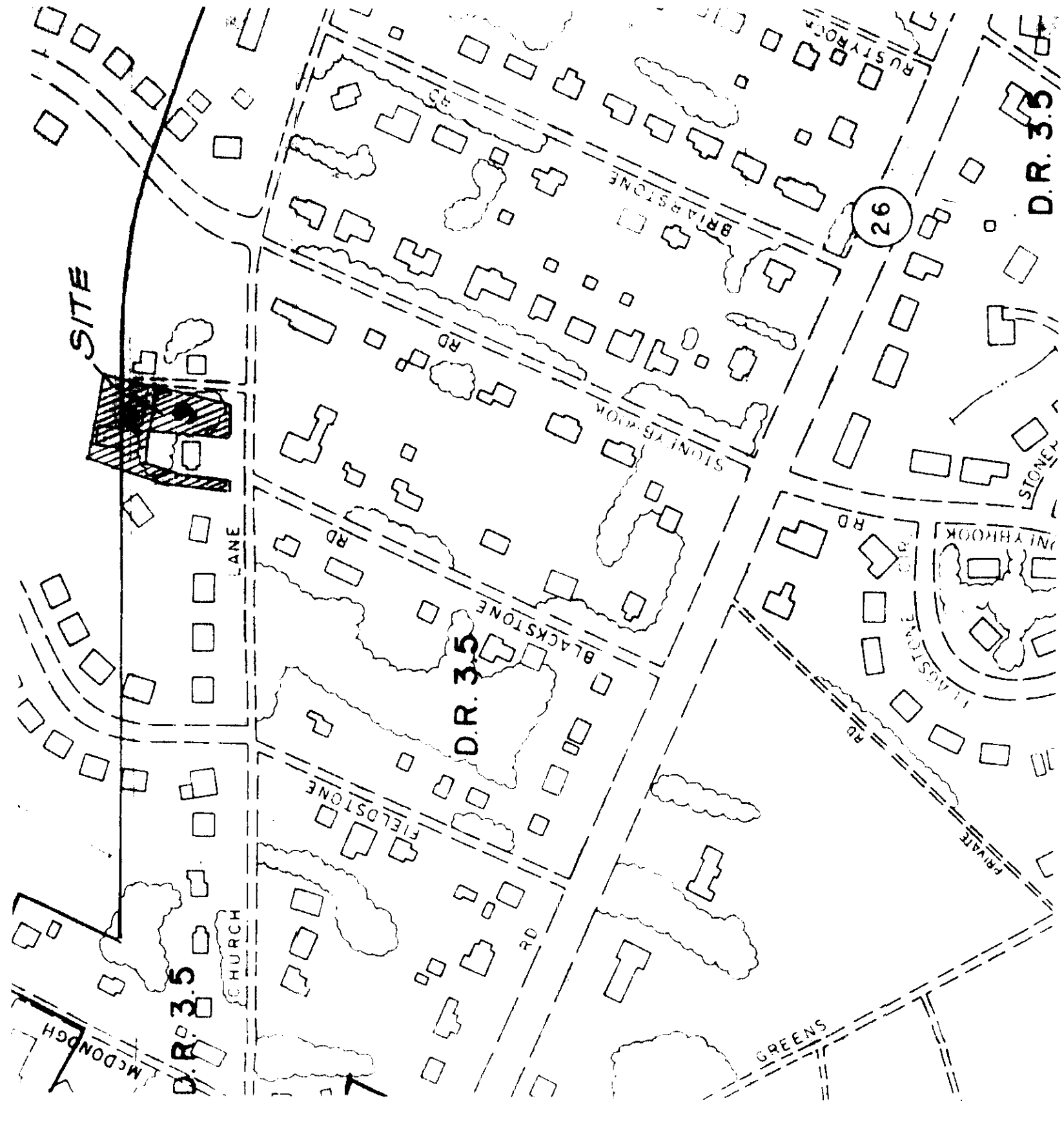


VICINITY MAP 1"=1000'

- NOTES
1. NO KNOWN PRIOR ZONING HEARINGS.
 2. OWNERSHIP: DEED REFERENCE 13542/336
KAMRIZ KARIMIAN
5 JONATHAN COURT
COCHEYSVILLE, MD 21030-1419
PHONE: 410-628-8080
 3. PROPERTY INFORMATION:
TAX MAP 77 GRID, 8 PARCEL 255
ACCT. NO. 200003179
 4. AREA OF SUBJECT LOT: 9.0205 ACRES. +-
AREA OF SUBJECT LOT 10: 0.388 ACRES. +-
5. PUBLIC WATER AND SEWER.
 6. DEC NO. 011194, PDM NO. 22-304.

J.S. DALLAS, INC.
 Surveying & Engineering
 13523 Long Green Pike
 Baldwin, MD. 21013
 (410) 817-4600

[Signature]



00-124-SPHA

124

SITE PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE
 # 8906 & 8908 A CHURCH LANE
 2ND ELEC. DIST. BALTIMORE COUNTY, MD.
 SPECIAL HEARING 4
 SEPTEMBER 24, 1989
 SCALE: 1"=30'

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 8, 1999

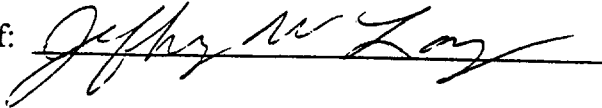
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 108, 113, 114, 117, 123, 124, and 129

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL