

IN RE: PETITION FOR VARIANCE
SE/S Milford Mill Road and
SW/S Peach Bottom Lane
2nd Election District
2nd Councilmanic District
(3619 Old Milford Mill Road)

Kambiz Karimian
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-162-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Kambiz Karimian. The Petitioner is requesting a variance for property located at 3619 Old Milford Mill Road. The subject property is unimproved at this time. The variance request is from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 ft. in lieu of the required 55 ft. in order for a house to be constructed thereon.

Appearing at the hearing on behalf of the variance request were Kambiz Karimian, property owner and J. Scott Dallas, professional surveyor who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.150 acres, more or less, zoned DR 5.5. The subject property is unimproved. It is an old lot located within a subdivision that was developed in the 1920's. Other lots in the area are of similar size. The property has been vacant up until this time. The owner is desirous of selling the property for the purpose of constructing a dwelling thereon and in order to do so a variance is necessary.

12/6/00
J. R. Garrison

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).

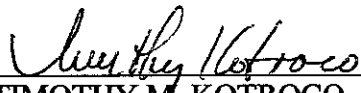
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of 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 this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

RECEIVED FOR FILING
12/16/00
BY R. J. [Signature]

THEREFORE, IT IS ORDRED this 6th day of December, 2000, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot width of 50 ft. in lieu of the required 55 ft. in order for a house to be constructed thereon, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/16/00
By R. J. [Signature]
[Illegible text]



Baltimore County
Zoning Commissioner

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

December 6, 2000

J. Scott Dallas, P.E.
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, Maryland 21013

Re: Petition for Variance
Case No. 01-162-A
Property: 3619 Old Milford Mill Road

Dear Mr. Dallas:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Kambiz Karimian
5 Jonathans Court
Cockeysville, MD 21030





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Remainder of Lot 54 - Consolidated

Plat of Liberty Heights and Kenmar (8/79)

which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and 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) 1802.3.C.1 AND 304, 8C22, TO

PERMIT A LOT WIDTH OF 50 FT. IN LIEU OF THE REQUIRED 55 FT.
FOR IMPROVEMENT WITH A DWELLING AND TO PERMIT SAME AS
AN UNDERSIZED LOT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Lot 54 is a 50' wide lot which appears on a 1927 Plat which contains many Lots 50' wide and narrower. Many of the 50' wide and narrower lots in the neighborhood have been built upon. All other bulk regulations and Plat setbacks can be met. Skewing or forcing an adjusted 54/55 lot line would be inconsistent with the neighborhood and would not change the proposed house placements.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. _____

Legal Owner(s):

Kambiz Karimian

Name - Type or Print

Signature

Name - Type or Print

Signature

5 Jonathans Ct.

410-628-8080

Address

Cockeysville MD

Telephone No.

21030-1419

City

State

Zip Code

Representative to be Contacted:

J. Scott Dallas (J.S. Dallas, Inc.)

Name

P.O. Box 26

410-817-4600

Address

13523 Long Green Pike

Telephone No.

Baldwin

MD

21013

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____

Date _____

ORDER RECEIVED FOR FILING

REC 9/15/98

01-162-A

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 REMAINDER OF LOT 54- CONSOLIDATED PLAT OF LIBERTY HEIGHTS AND KENMAR (8/79)

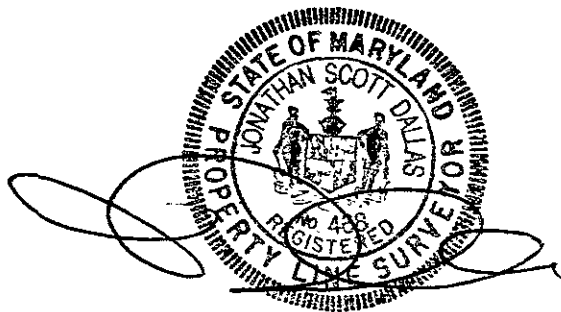
BEGINNING at a point on the south side of Old Milford Mill Road, 30 feet wide, at its intersection with the west side of Peach Bottom Lane, 14 feet wide, as shown on the Plat entitled "Consolidated Plat Liberty Heights and Kenmar as recorded among the Land Records of Baltimore County in Plat Book 8, folio 79 being also at the northeasternmost corner of Lot No. 54 as shown on said Plat thence running with and binding on said west side of Peach Bottom Lane and on a part of the east side of said Lot No. 54 (1) southeasterly 129.58 feet thence (2) southwesterly 50 feet to the easternmost intersection of Lots No. 52 and 55 as shown on said Plat, thence running with and binding on the property line between Lots No. 54 and 55 as shown on said Plat (3) northwesterly 132.1 feet to intersect said south side of Old Milford Mill Road thence running with and binding on said south side of Old Milford mill Road and the northernmost side of said Lot 54 (4) northeasterly 50 feet to the place of beginning.

BEING the remainder of Lot No. 54, "Consolidated Plat Liberty heights and Kenmar" as recorded among the Land Records of Baltimore County in Plat Book No. 8 folio 79.

CONTAINING 6,450 square feet of land, more or less or 0.150 acres of land, more or less.

ALSO known as # 3619 Old Milford Mill Road and located in the 2nd Election District, 2nd Councilmanic District.

Note: above description is based on existing deeds, record plat and S.D.A.T listing and is for zoning purposes only.



01-162-A

BALTIMORE COUNTY, MAR **IND**
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **162** **8688**

DATE 10-11-00 ACCOUNT 601-6150

AMOUNT \$ 50.00

RECEIVED K. Kadinian 3119 Mt. Vernon
 FROM: (inc) VNR

FOR: _____

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

61-162-A

PAID RECEIPT
 07/17/2000 10/11/2000 10:36:47
 NEW MEXICO 5 F2B ZEPHYRUS VERIFICATION
 RECEIVED 4 157005
 120 INL 0080877
 Rec'd Tot 50.00
 .00 CR 50.00 BA
 Baltimore County, Maryland

01-162-A

CERTIFICATE OF POSTING

RE: Case No.: 01-162-A

Petitioner/Developer: KARAMIAN, ETAL
c/o J.S. DALLAS

Date of Hearing/Closing: 11/30/00

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 #3619 OLD MILFORD MILL RD.

The sign(s) were posted on

11/14/00

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 11/15/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

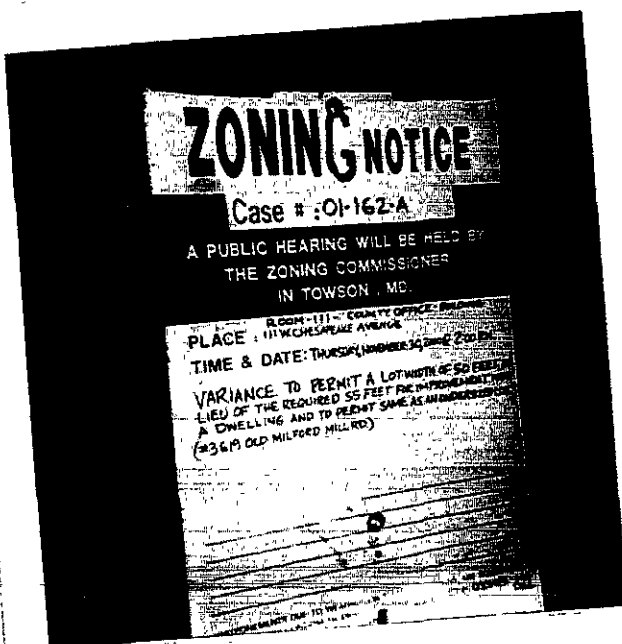
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



NOTICE OF ZONING HEARING

The Zoning Commission 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: #01-192-A
3819 Old Milford Mill Road
SE/S Milford Mill Road &
SW/S Pecon Bottom Lane
2nd Election District
Legal Owner(s): Kambiz
Kafman

Variance: to permit a lot width of 50 feet in lieu of the required 55 feet for improvement with a dwelling and to permit same as an undersized lot.

Hearing: Thursday, November 30, 2000 at 2:00 p.m. in Room 100, Baltimore County Office Building 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commission's Office at (410) 887-4386.

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

JF/1/882 Nov. 14 C/34074

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/2000

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 11/14/2000.

S. Wilkins
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
3619 Old Milford Mill Road, Cor SE/S Milford
Mill Rd and SW/S Peach Bottom Ln
2nd Election District, 2nd Councilmanic

Legal Owner: Kambiz Karimian
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-162-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 or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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, 2000 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 19, 2000

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: 01-162-A
3619 Old Milford Mill Road
SE/S Milford Mill Road & SW/S Peach Bottom Lane
2nd Election District – 2nd Councilmanic District
Legal Owner: Kambiz Karimian

Variance to permit a lot width of 50 feet in lieu of the required 55 feet for improvement with a dwelling and to permit same as an undersized lot.

HEARING: Thursday, November 30, 2000, at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue

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

Arnold Jablon
Director

C: J. Scott Dallas, J.S. Dallas, Inc., 13523 Long Green Pike, Baldwin 21013
Kambiz Karimian, 5 Jonathans Court, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 13, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Tuesday, November 14, 2000 Issue – Jeffersonian

Please forward billing to:
Kambiz Karimian
5 Jonathans Court
Cockeysville, MD 21030

410 628-8080

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: 01-162-A
3619 Old Milford Mill Road
SE/S Milford Mill Road & SW/S Peach Bottom Lane
2nd Election District – 2nd Councilmanic District
Legal Owner: Kambiz Karimian

Variance to permit a lot width of 50 feet in lieu of the required 55 feet for improvement with a dwelling and to permit same as an undersized lot.

HEARING: Thursday, November 30, 2000, at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue


Lawrence E. Schmidt

G22

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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: 162

Petitioner: KAMBIZ KARIMIAN

Address or Location: # 3619 OLD MILFORD MILL RD.
(COR. PEACH BOTTOM) - UNIMPR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sam

Address: # 5 JONATHANS COURT COCKEYSVILLE MD. 21030

Telephone Number: 410 - 628- 8080

Revised 2/20/98 - SCJ

01-162-A



Baltimore County
Department of Permits and
Development Management

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

November 27, 2000

J. Scott Dallas
J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013

Dear Mr. Dallas:

RE: Case Number: 01-162-A, 3619 Old Milford Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 10, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GJZ
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: Kambiz Karimian, 5 Jonathans Court, Cockeysville 21030
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2000
Item No. 162

The Bureau of Development Plans Review has reviewed the subject zoning item. Old Milford Mill Road is an existing road which shall ultimately be improved as a 40-foot street cross section on a 60-foot right-of-way.

Peach Bottom Lane is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

The developer will dedicate the highway widening at no cost to the county.

Also, note the scale shown on the plan is incorrect, it should read **1 inch = 30 feet** not 1 inch = 20 feet as shown.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

October 26, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 23, 2000

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

160, 161, 162, 164, 165, and 166

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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

Jim
11/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 30, 2000

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

- 1

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-162.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JONATHAN SCOTT DALLAS P.O. BOX 26 410-
13523 LONG GREEN PIKE 817-4600
Print Name of Applicant Address Telephone Number

Lot Address #3619 OLD MILFORD Election District 2 Councilmanic District 2 Square Feet 6540

Lot Location: NE SW side/corner of MILL ROAD AT feet from NE SW corner of PEACH
OLD MILFORD MILL ROAD (street) LANE (street)

Land Owner: KAMBIZ KARIMIAN Tax Account Number 0220800120

Address: 5 JONATHANS CT. Telephone Number (410) 628 8080
COCKEYSVILLE MD. 21030 - 1419

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
1. This Recommendation Form (3 copies)	_____	_____
2. Permit Application	_____	_____
3. Site Plan		
Property (3 copies)	_____	_____
Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly)	_____	_____
4. Building Elevation Drawings (<u>TO BE CONSISTENT W/</u> <u>NEIGHBORHOOD</u>)	_____	_____
5. Photographs (please label all photos clearly)		
Adjoining Buildings	_____	_____
Surrounding Neighborhood	_____	_____
6. Current Zoning Classification: _____		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

01-162-A

SCHEDULED DATE CERTIFICATE OF FILING AND POSTING FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

2-531-10

**INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM**

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. _____

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by _____
Date _____

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 and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JONATHAN SCOTT DALLAS P.O. BOX 26 410-
13523 LONG GREEN PIKE 817-4600
Print Name of Applicant Address Telephone Number

Lot Address #3619 OLD MILFORD Election District 2 Councilmanic District 2 Square Feet 6540

Lot Location: NE SW side/corner of MILL ROAD AT feet from NE SW corner of PEACH
OLD MILFORD LANE (street) BOTTOM

Land Owner: KAMBIZ KARIMIAN Tax Account Number 0220800120

Address: 5 JONATHANS CT. Telephone Number 410 628 8080
COCKEYSVILLE MD. 21030 - 1419

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!

	YES	NO
1. This Recommendation Form (3 copies)	<u>X</u>	_____
2. Permit Application	_____	<u>X</u>
3. Site Plan		
Property (3 copies)	<u>X</u>	_____
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<u>X</u>	_____
4. Building Elevation Drawings (<u>TO BE CONSISTENT W/</u> <u>NEIGHBORHOOD</u>)	_____	<u>X</u>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<u>X</u>	_____
Surrounding Neighborhood	<u>X</u>	_____
6. Current Zoning Classification: <u>DR5-5</u>	_____	_____

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

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

See 01-162A

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

01-162-A

**SCHEDULED DATE CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

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

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)
(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Signature Date of Posting: _____

Number of Signs: _____

A-531-10



Maryland Department of Transportation
State Highway Administration

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

Date: 10-23-00

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

RE: Baltimore County
Item No. 162 JCM

Dear Ms. Jackson:

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).

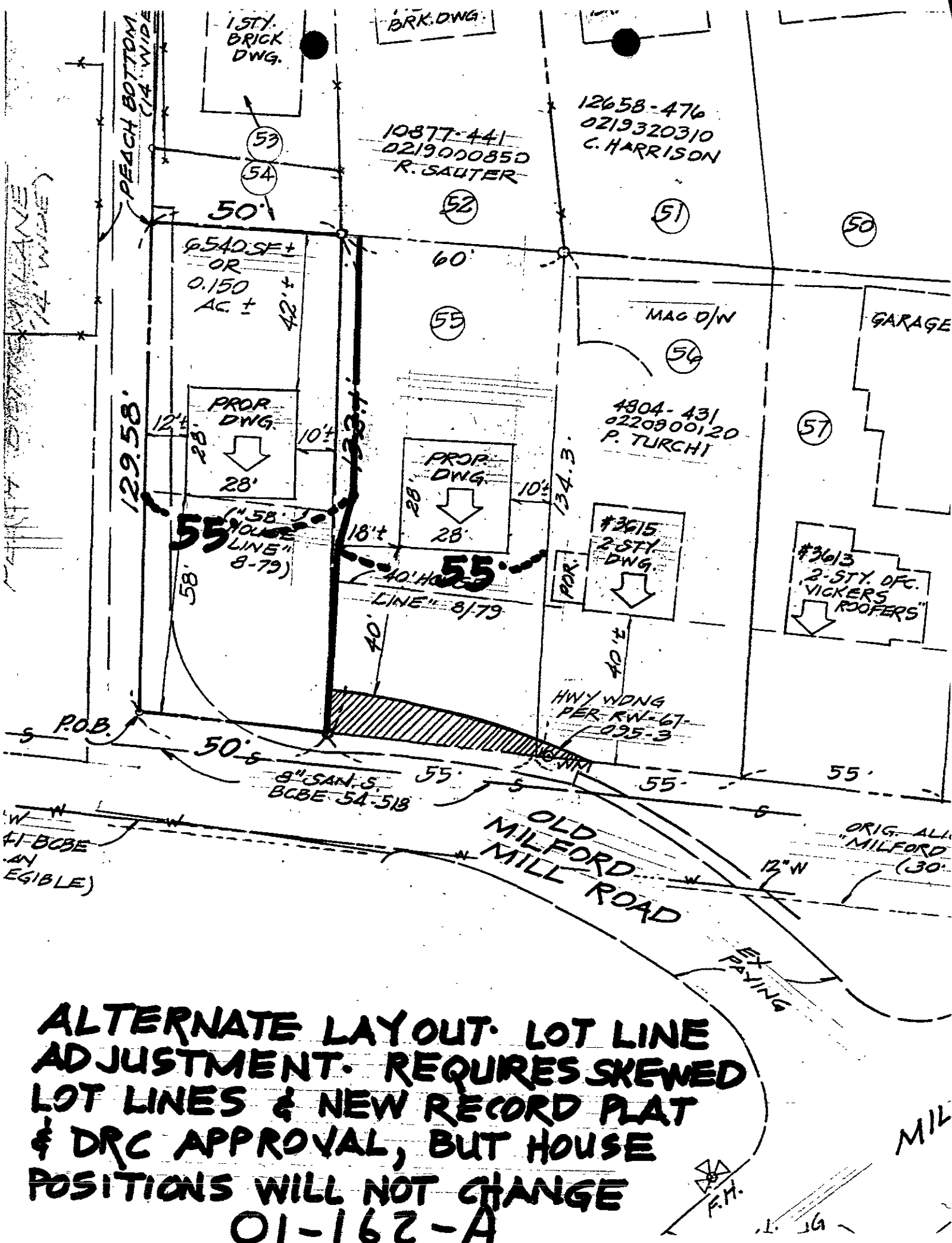
Very truly yours,

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

My telephone number is _____

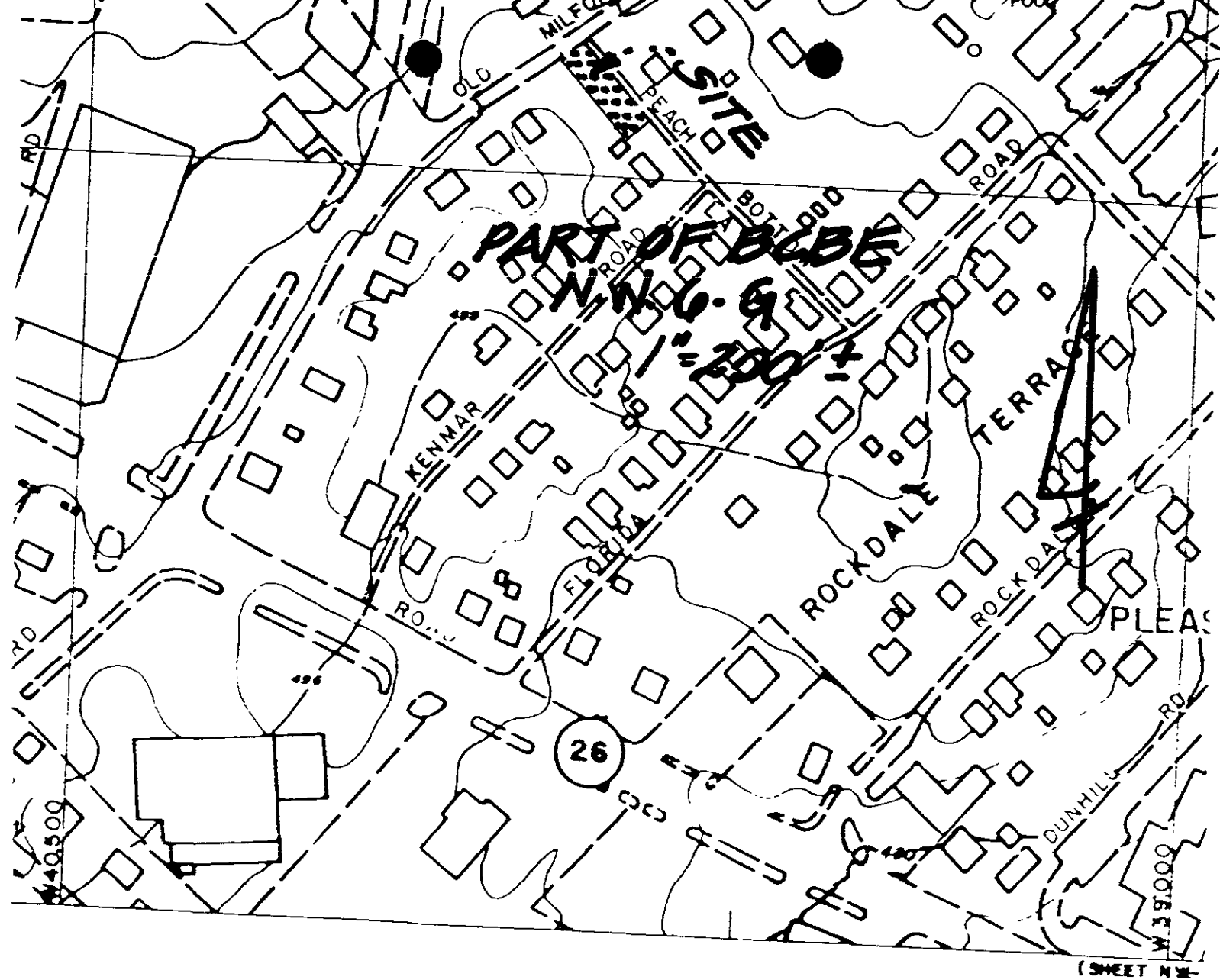
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

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



ALTERNATE LAYOUT. LOT LINE
ADJUSTMENT. REQUIRES SKEWED
LOT LINES & NEW RECORD PLAT
& DRC APPROVAL, BUT HOUSE
POSITIONS WILL NOT CHANGE

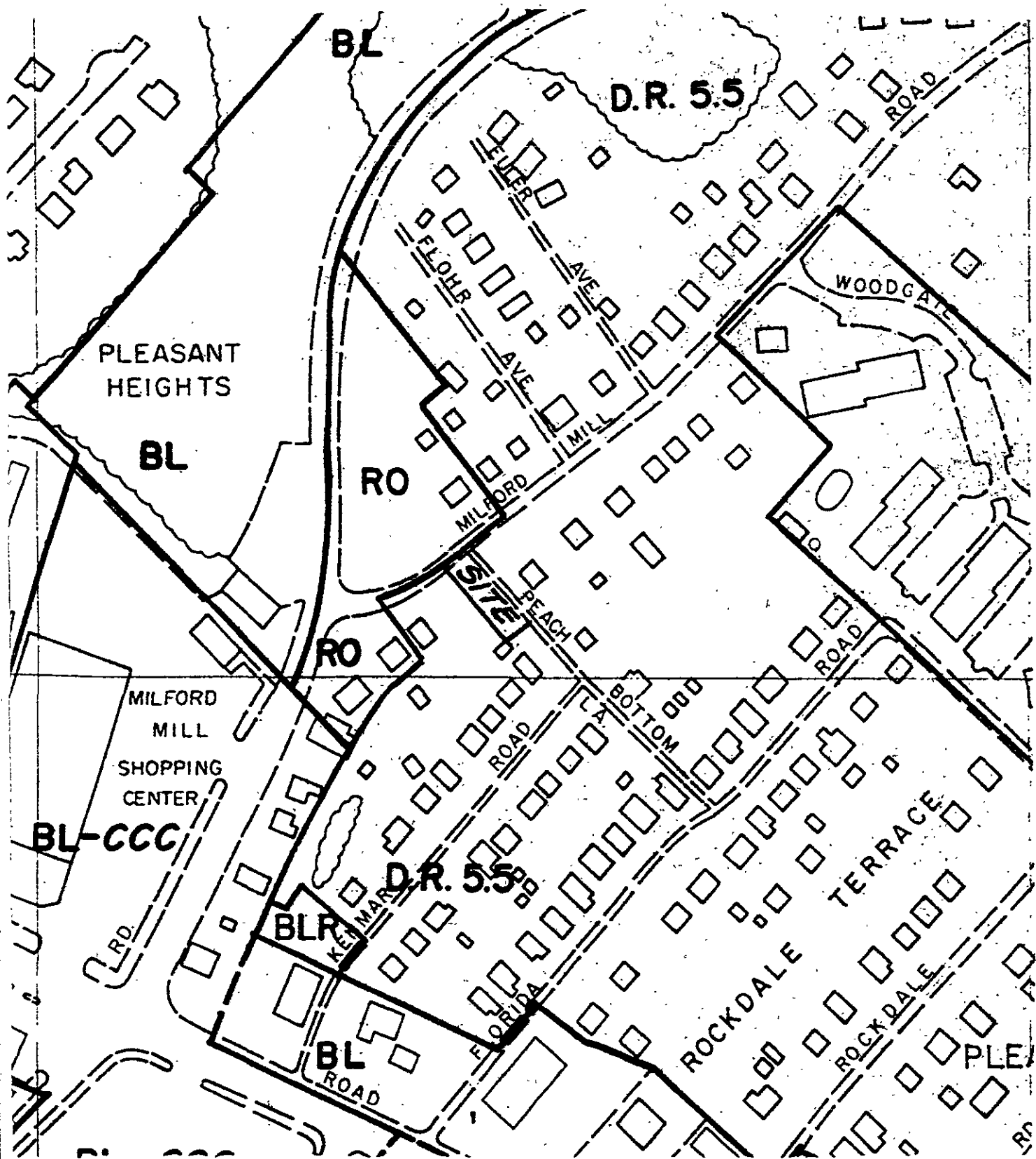
01-162-A



PHOTOGRAMMET
BALTIMORE COUNTY M

01-162-A

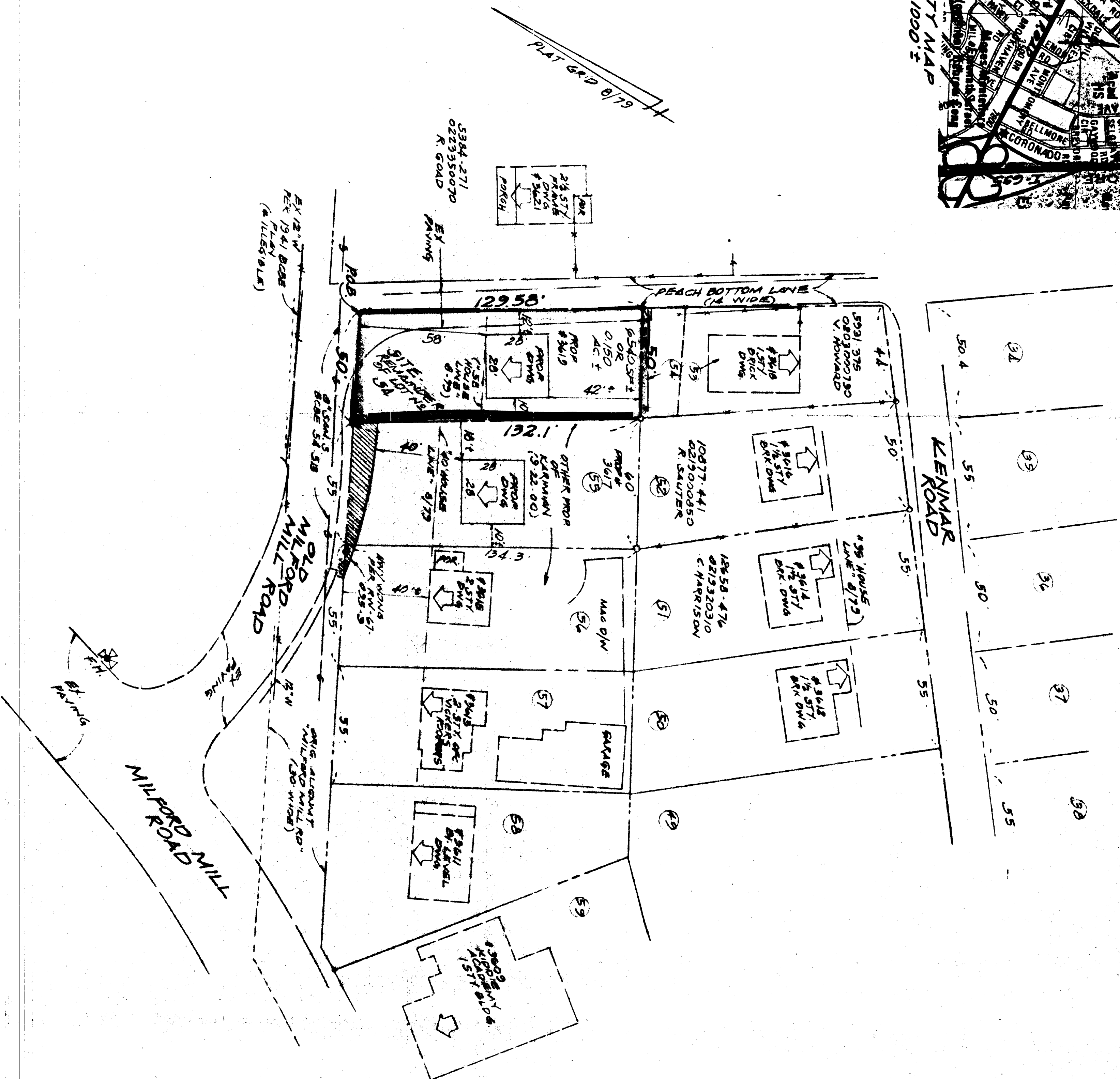
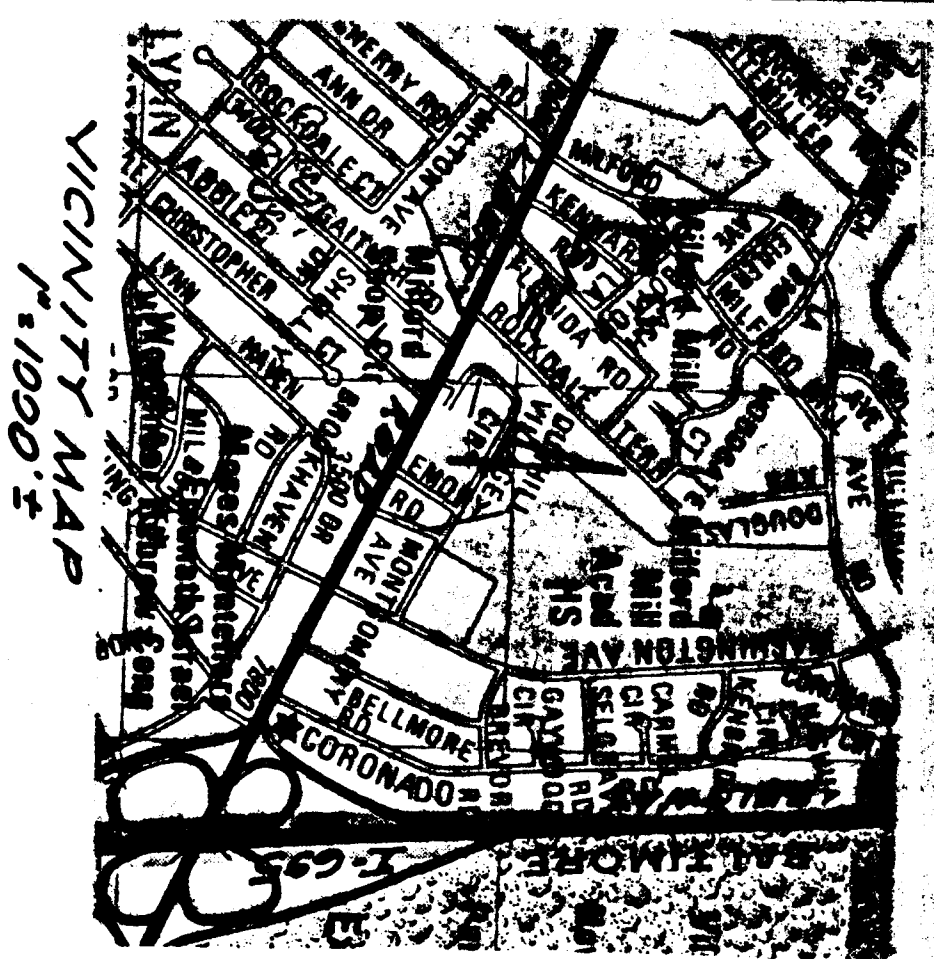




PART OF O.P.Z. NW. 6-G
1" = 200' ±

REM. OF LOT 54. CONSOLIDATED PLAT OF
LIBERTY HEIGHTS & KENMAR (8-79)

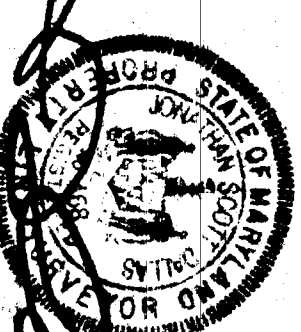
01-162-A



- NOTES
1. TO EXISTING ROAD BOUNDARY.
 2. DIMENSIONS: NEW ROAD BOUNDARY 5'-00" WIDE.
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 99. EXISTING ROAD BOUNDARY 5'-00" WIDE.
 100. EXISTING ROAD BOUNDARY 5'-00" WIDE.

Rob. C. H.

J.S. DALLAS, INC.
Surveying & Engineering
33523 Long Green Pike
Baltimore, MD 21013
(410) 817-4600



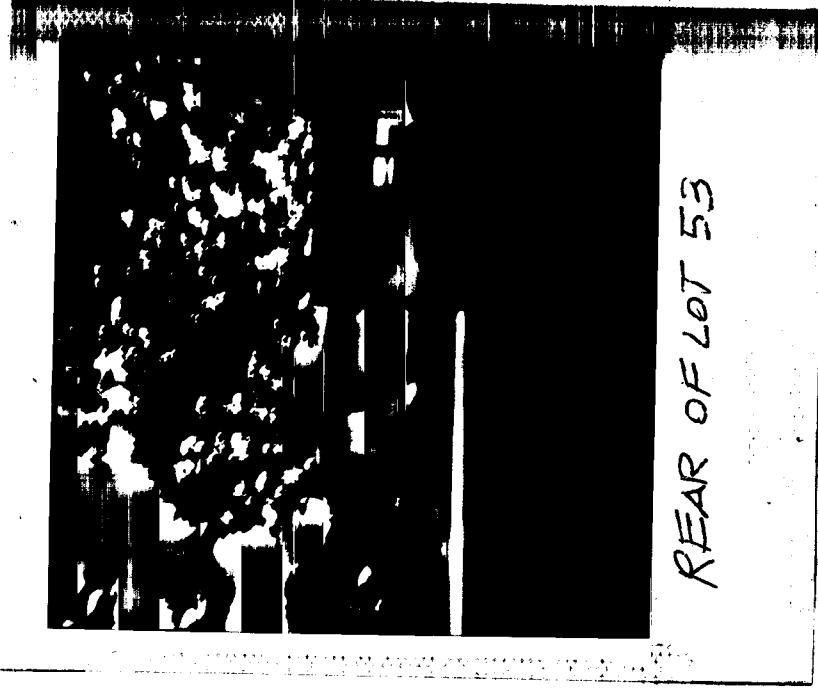
THIS PLAT TO ACCOMPANY PETITION FOR SUBDIVISION
VARIANCE AND RESUBDIVISION
REMAINDER OF LOT 54 - CONSOLIDATED
PLAT OF LIBERTY HEIGHTS AND LENMAR
(8/79)
2ND ELEC. DIST. 2ND COUNCIL DIST.
SCALE: 1" = 20'

01-162-1

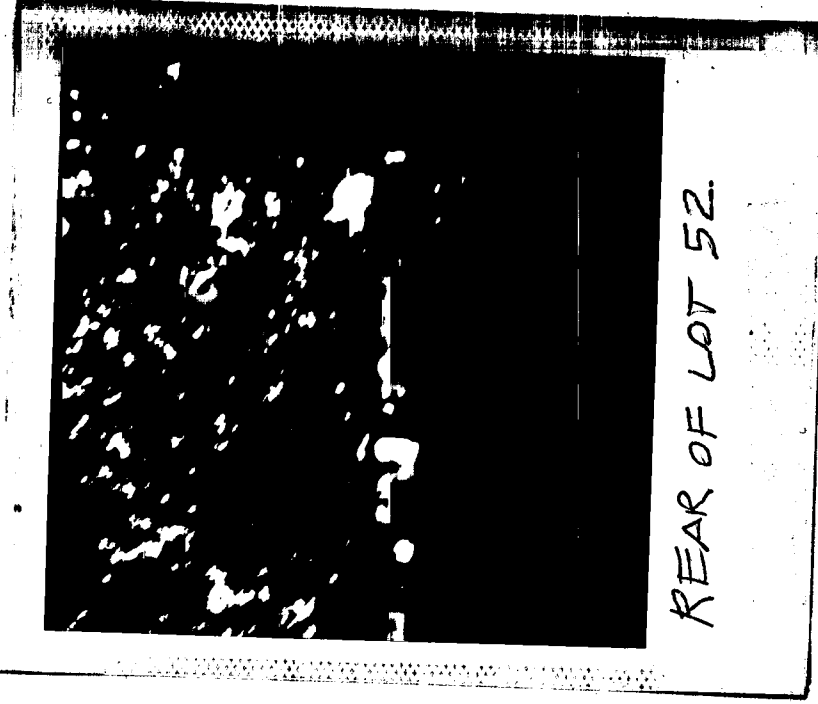
REM. OF LOT 54

CONSOLIDATED PLAT
LIBERTY HEIGHTS & KENNAAR

UNDERSIZED LOT



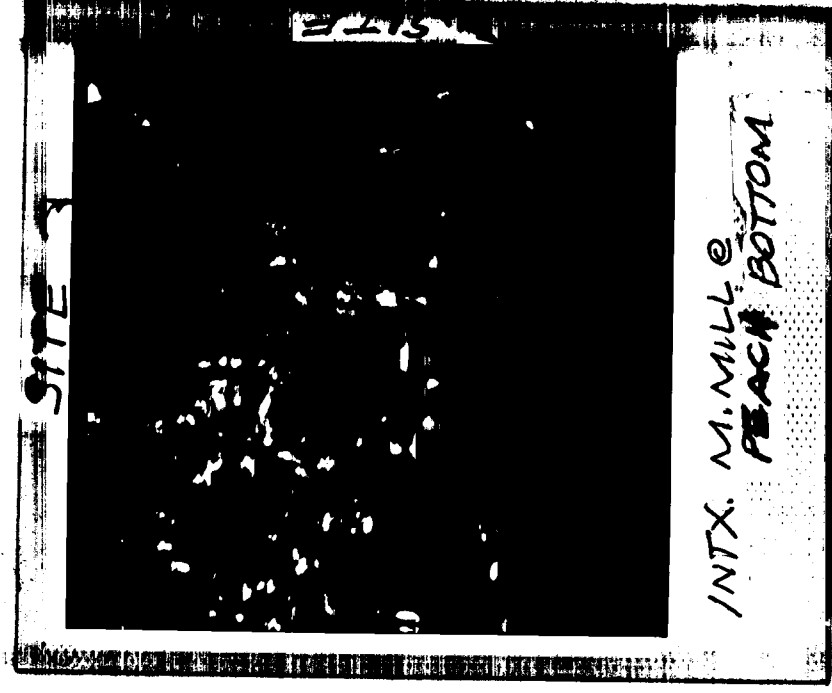
REAR OF LOT 53



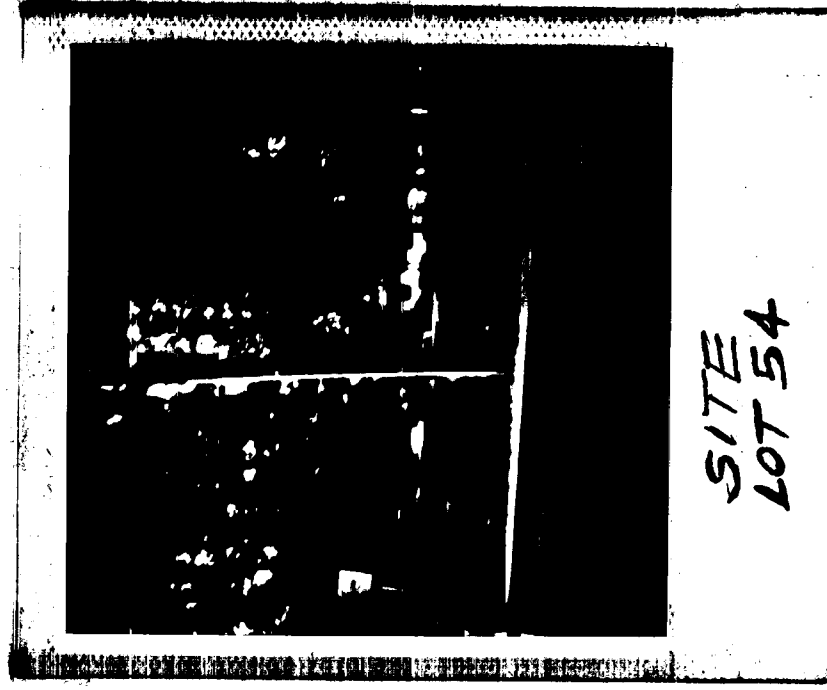
REAR OF LOT 52



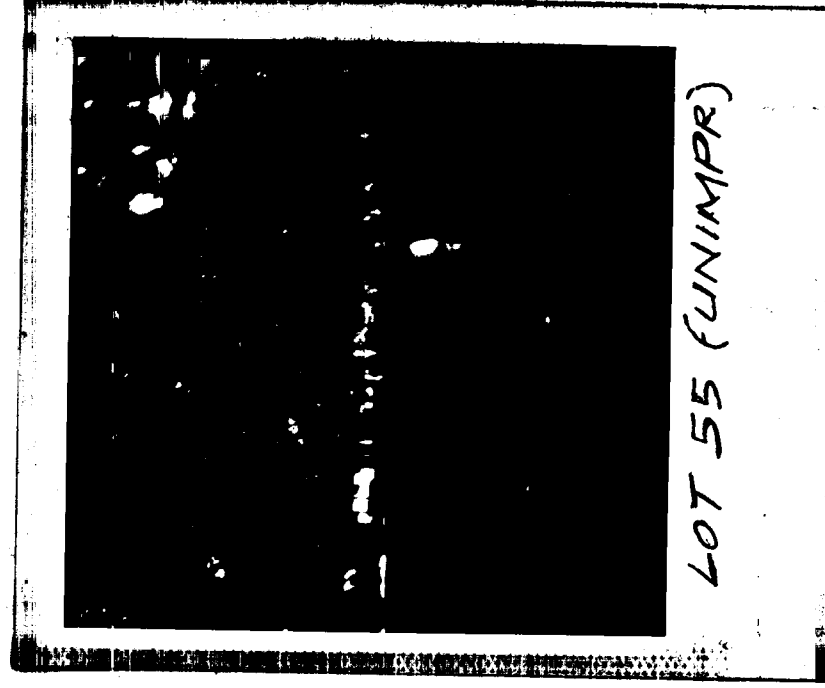
FRONT #3621



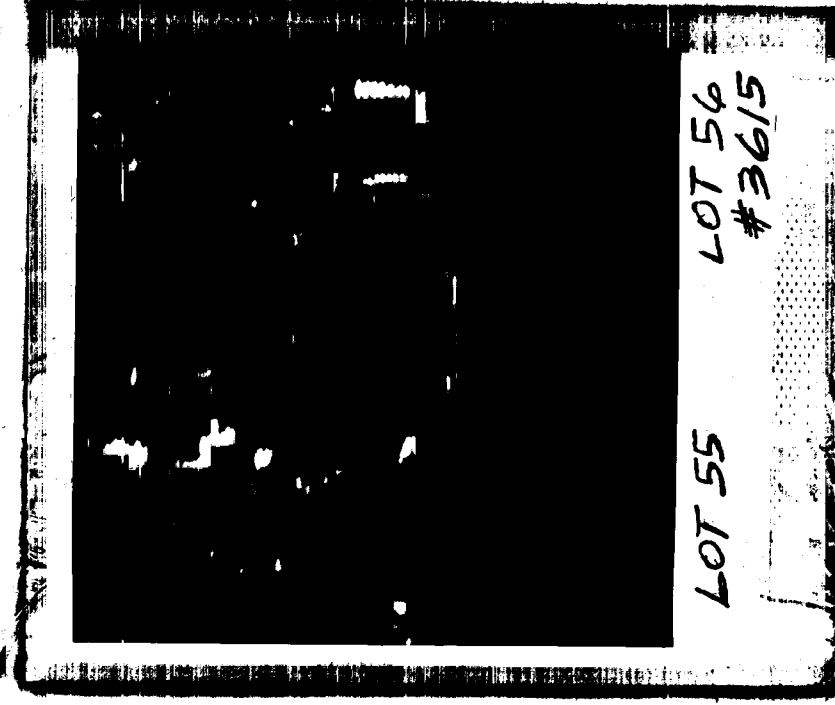
INTX. MILLIE
PEACH BOTTOM



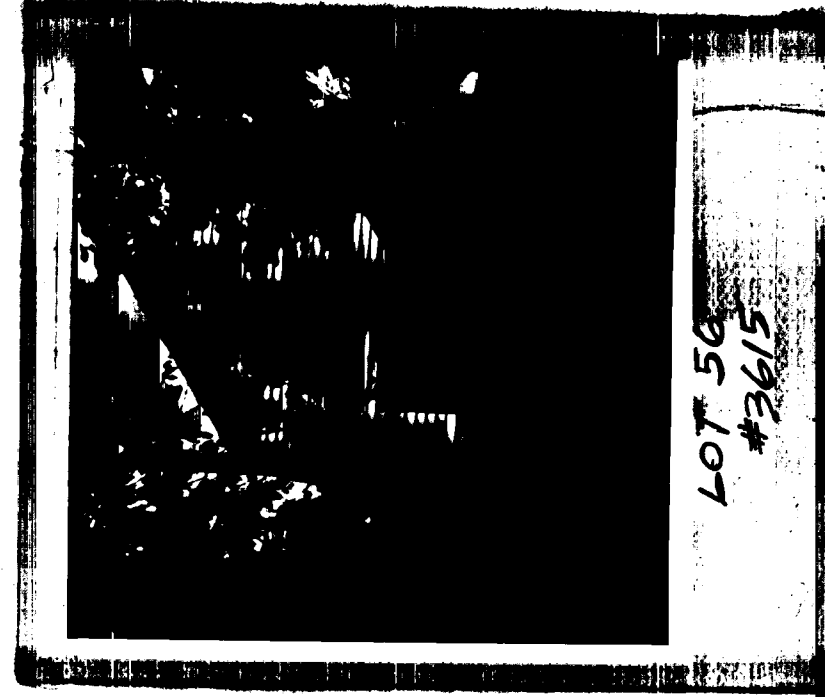
SITE
LOT 54



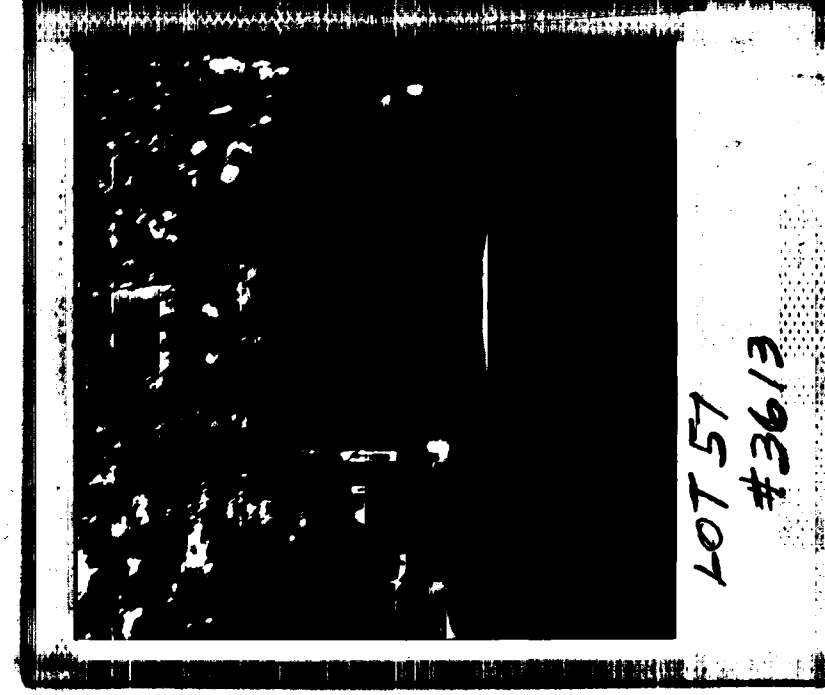
LOT 55 (LINIMPR)



LOT 55
#3615



LOT 56
#3615



LOT 57
#3613