IN RE: PETITION FOR VARIANCE

BEFORE THE SE/S Washington Boulevard, 29' S of the c/l

Northeast Avenue

ZONING COMMISSIONER

(4301 Washington Boulevard)

13th Election District

FOR

1st Council District

BALTIMORE COUNTY

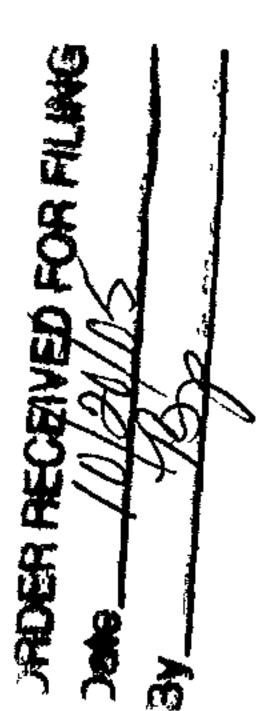
Amir Nabavi Petitioner

Case No. 06-014-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property Amir Nabavi. The Petitioner requests variance relief from Sections 238.2 and 409.8.A.1&A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet, and to permit parking spaces a distance of 0 feet to the right-of-way of a public street in lieu of the required 10 feet and landscaping and screening. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing in support of the request were Amir Nabavi, properly owner, his business partner, Terry Marshall, and Mazen Aliyan. Also appearing on behalf of the Petitioner was Patrick C. Richardson, Jr. of Richardson Engineering, LLC, the consultant who prepared the site plan for the property. There were no Protestants or other interested persons present; however, a letter was received from Donald S. Hawkins, President of the Halethorpe Civic League Association, evidencing that a majority of Association members voted in favor of the Petitioner's proposal on April 5, 2005.



September 1980 France Comment of the Comment of the

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located on the southwest corner of Washington Boulevard and Northeast Avenue in Catonsville. The property contains a gross area of 14,847 sq.ft., more or less, zoned B.R. and is presently unimproved. The Petitioner acquired the property approximately 18 months ago from George Haker, who previously sought special exception and variance relief for a used motor vehicle sales operation and related parking area on the subject site in prior Case No. 92-215-XA. By his Order dated January 2, 1992, then Deputy Zoning Commissioner Timothy M. Kotroco denied the request, finding the site unsuitable for that use. The Petitioner now comes before me seeking approval to develop the property with a one-story retail building to be used as an ice cream store and possibly an additional retail space. As shown on the site plan, the Petitioner proposes a modest building, 50' x 40' in dimension, with 2,000 sq.ft. of first floor space, and 1,400 sq.ft of storage space in the basement. Unlike the opposition encountered by the former owner, the community supports the Mr. Nabavi's proposal. However, due to the unique shape of the property and its corner location, the requested variance relief is necessary in order to proceed.

As shown on the site plan, the property is wedge-shaped, with frontage of 122 feet along Washington Boulevard, and 230 feet along Northeast Avenue; however, tapers to a width of approximately 19 feet along the rear property line. Due to the narrow configuration of the property, the Petitioner proposes to construct the building in the center portion of the lot and providing the required parking spaces in the front and rear of the building. As shown on the site plan, the southeast corner of the building will come within 11 feet of the eastern property line and as close as 5 feet to the west. Further testimony indicated that the deed lines of the subject property have been further diminished by the dedication of a 10-foot right-of-way along Washington Boulevard and a 5-foot right-of-way along Northeast Avenue for future road

PATOER PRECEDENT FILLING

PATO

improvements. Thus, the Petitioner is unable to provide the required screening and landscaping in two small locations along Northeast Avenue. However, landscaping will be provided along the remainder of both parking lot areas.

It is to be noted that no adverse Zoning Advisory Committee (ZAC) comments were submitted by any of the County reviewing agencies. However, the Office of Planning requested that in addition to elevation drawings of the proposed structure, a detailed landscaping and lighting plan must be submitted for review and approval by Avery Harden, the County's Landscape Architect, prior to the issuance of any permits.

On behalf of the Petitioner, Mr. Richardson noted that the property is not subject to design review nor are there any design or architectural requirements applicable to this property. I believe it is reasonable to require the Petitioner to provide copies of the elevation drawings of the proposed building to the Office of Planning prior to the issuance of any permits and consider any comments recommended by that agency in good faith.

Section 307 of the B.C.Z.R. sets for the standards for granting variance relief. Variances may be granted from height and area regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request, and where strict compliance with the regulations would result in a practical difficulty and unreasonable hardship. Variances shall be granted only if in strict harmony with the spirit and intent of the height and area regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare.

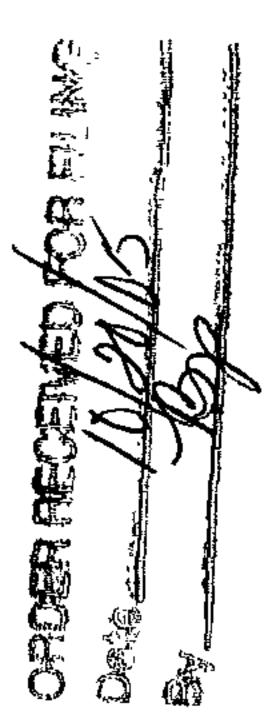
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the subject property is disproportionately affected by the area regulations set forth in Section 238.2 of the B.C.Z.R., given its narrow configuration, and any

building placed on this lot would be restricted. As noted above, the Petitioner proposes a modest building on the site and the neighbors support the proposal. Indeed, there is no indication of any adverse impact from the proposal to the surrounding properties. Moreover, I find that the granting of the variance is in strict harmony with the spirit and intent of the B.C.Z.R. and will not be detrimental to the public health, safety or general welfare.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20 day of October 2005, that the Petition for Variance seeking relief from Sections 238.2 and 409.8.A.1 and A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet, and to permit parking spaces a distance of 0 feet to the right-of-way of a public street in lieu of the required 10 feet and landscaping and screening, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, Petitioner shall submit a landscaping and lighting plan to the Office of Planning for review and approval by Avery Harden in conjunction with the Final Landscape Plan.
- 3) The Petitioner shall provide elevation drawings showing the exterior design, colors, and materials of the proposed building to the Office of Planning for review and comment, and the Petitioner shall consider any comments offered by that agency in good faith.



- 4) Compliance with the ZAC comments submitted by the Maryland State Highway Administration, a copy of which is attached hereto and made a part hereof.
- 5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs

Zoning Commissioner

for Baltimore County

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III , Zoning Commissioner

October 20, 2005

Mr. Amir Nabavi 19 Flanders Ridge Court Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE

SE/S Washington Boulevard, 29' S of the c/l Northeast Avenue

(4301 Washington Boulevard)

13th Election District – 1st Council District

Amir Nabavi - Petitioner Case No. 06-014-A

Dear Mr. Nabavi:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

WILLIAM J. WISEMAN, III
Zoning Commissioner

for Baltimore County

WJW:bjs

cc: Mr. Patrick Richardson, Richardson Engineering, LLC 110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030

Mr. Harry Doughty

4209 Washington Boulevard, Baltimore, Md. 21207

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>4301 WASHINGTON BLVD</u> which is presently zoned <u>BR</u>

Date 7/5/or

	which is bresently solled
This Petition shall be filed with the Department of Permion the property situate in Baltimore County and which is dehereof, hereby petition for a Variance from Section(s)	Its and Development Management. The undersigned, legal owner(s) escribed in the description and plat attached hereto and made a part 8.2 and 409. 8. A.I and A.Y. To permit
side yard setbacks of 5 ft. and	11 ft, in lieu of the required 30 ft., and
to permit parking spaces zero Et. J.	o the right of way of a public street
in live of the required 10 ft.	and required screening / landscaping.
	law of Baltimore County, for the following reasons: (indicate hardship
to be	determined at the heaving
Property is to be posted and advertised as prescribed by the or we, agree to pay expenses of above Variance, advertising egulations and restrictions of Baltimore County adopted pursuant	l Mööting oto and fijelikas assas ta and and ta lea barrial of the teament and
perjury, that is the subject of this F	į.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
lame - Type or Print	Name - Type or Print
ignature	Signature
ddress Telephone No.	Name - Type or Print
ily State Zip Code	Signature
<u>Ittorney For Petitioner:</u>	Address Address Cockwassille 19 Flanders Ridge ET 410-3757038 Telephone No. 2030
ame - Type or Print	City State Zip Code
gmature	Representative to be Contacted:
officiany	RICHARDSON ENGINEERING, U.C.
Telephone No.	110 OLD PADONIA RD SUITE LC 410 560 150 Address Telephone No.
State Zip Code	COCKEYSVICLE MD 21030 City State Zip Code
	OFFICE USE ONLY
ase No #06-014-A	ESTIMATED LENGTH OF HEARING
** ** ** ** ** ** ** ** ** ** ** ** **	UNAVAILABLE FOR HEARING

110 Old Padonia Road, Suite LC Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION NABAVI PROPERTY 4301 WASHINGTON BOULEVARD 13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Southeast side of Washington Boulevard approximately 29 feet south of Northeast Avenue, thence running and binding on the Southeast side of Washington Boulevard right-of-way (1) South 42 degrees 25 minutes 11 seconds West 122.00 feet, leaving said right-of-way and the following courses and distances, (2) South 50 degrees 34 minutes 49 seconds East 211.20 feet, (3) North 41 degrees 14 minutes 11 seconds East 19.00 feet, thence binding on the West side of Northeast Avenue right of way (4) North 23 degrees 59 minutes 08 seconds West 229.72 feet, to the point of beginning;

Containing a net area of 14,847 square feet, or 0.341 acres of land, more or less.



ORE COUNTY, MARYLAND No. 4465 PRICE FOR THE STREET THE THE THE THE THE THE THE THE THE				- 	। निक्यः द		बाजा श्रीती है हैं -	-		
BUDGET & FINANCE ANEOUS RECEIPT ALMOUNT \$ 30.00 CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC		· · · · · · · · · · · · · · · · · · ·	KK	対象がある		· · · · · · · · · · · · · · · · · · ·				CASHER'S VALIDATION
BUDGET & ANEOUS F	No.									
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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 #06-014-A

-4301 Washington Boulevard

S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue

13th Election District — 1st Councilmanic District

Legal Owner(s): Amir Nabavi

Variance: to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet and to permit parking spaces 0 feet to the right of way of a public street in lieu of the required sordering/landscaping

Hearing: Wednesday, August 31, 2008 et 10:00 a.m. In Room 407. County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped 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) 887-9391.

UT 8/678 August 18

CERTIFICATE OF PUBLICATION

8/17/, 2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 8/16/,2005.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News
-

LEGAL ADVERTISING

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: #06-014-A

4301 Washington Boulevard
S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue

13th Election District — 1st Councilmanic District
Legal Owner(s): Amir Nabavi

Variance: to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet and to permit parking spaces 0 feet to the right of way of a public street in lieu of the required screening/landscaping.

Hearing: Friday, September 16, 2008 at 11:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.

JT 9/638 Sept. 6

CERTIFICATE OF PUBLICATION

<u>9/8</u> ,20 <u>05</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of successive weeks, the first publication appearing
on <u>9/6</u> ,20 <u>05</u> .
The Jeffersonian
🖵 Arbutus Times
🖵 Catonsville Times
Towson Times
Owings Mills Times
NE Booster/Reporter
☐ North County News
Pullina

LEGAL ADVERTISING

CERTIFICATE OF POSTING

	RE: Case No.: 06-0/4-A
	Petitioner/Developer: AMI
	NABAVI
	Date of Hearing/Closing: 55PT 16
Baltimore County Department of Permits and Development Management County Office Building, Room 111 I West Chesapeake Avenue Fowson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-3394}	
Ladies and Gentlemen:	•
This letter is to certify under the penalties of perjury osted conspicuously on the property located at:	SHINGTON RUND
	1,62
The sign(s) were posted on	onth, Day, Year)
	cerely,
	·
	Palit 00 1 0/2/2
	(Signature of Sign Poster) (Date)
06014	SSG Robert Black
100 100 100 100 100 100 100 100 100 100	(Print Name)
	1508 Leslie Road
	(Address)
	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)
4301 WASHINGTON BLVD	

RE: PETITION FOR VARIANCE

4301 Washington Blvd, SE/side Washington

Blvd, 29' S c/line Northeast Avenue

13th Election & 1st Councilmanic Districts

Legal Owner(s): Amiv Nabivi

Petitioner(s)

BEFORE THE

ZONÍNG COMMISSIONER

FOR

BALTIMORE COUNTY

06-14-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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 July, 2005, a copy of the foregoing Entry of Appearance was mailed to, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, MD 21030, Representative for Petitioner(s).

RECEIVED

JUL 1820E

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 16, 2005 Issue - Jeffersonian

Please forward billing to:

Amir Nabavi

19 Flander Ridge Court Cockeysville, MD 21030 410-375-7038

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: 06-014-A 4301 Washington Boulevard

S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue

13th Election District – 1st Councilmanic District

Legal Owner: Amir Nabavi

<u>Variance</u> to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet and to permit parking spaces 0 feet to the right of way of a public street in lieu of the required screening/landscaping.

Hearing: Wednesday, August 31, 2005 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 1, 2005 Issue - Jeffersonian

Please forward billing to:

Amir Nabavi 19 Flander Ridge Court Cockeysville, MD 21030

410-375-7038

NOTICE OF ZONING HEARING

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4301 Washington Boulevard

S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue 13th Election District – 1st Councilmanic District

Legal Owner: Amir Nabavi

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Hearing: Friday, September 16, 2005 at 11:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III

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

Director's Office County Office Building 111 W. Chesapcake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 13, 2005

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: 06-014-A

4301 Washington Boulevard

S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue 13th Election District – 1st Councilmanic District

Legal Owner: Amir Nabavi

<u>Variance</u> to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet and to permit parking spaces 0 feet to the right of way of a public street in lieu of the required screening/landscaping.

Hearing: Wednesday, August 31, 2005 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Amir Nabavi, 19 Flanders Ridge Court, Cockeysville 21030 Richardson Engineering, LLC, 110 Old Padonia Road, Ste. LC, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 16, 2005.

- (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.



Visit the County's Website at www.baltimorecountyonline.info

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

July 13, 2005

CORRECTED 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: 06-014-A

4301 Washington Boulevard

S/east side of Washington Boulevard, 29 feet south of centerline of Northeast Avenue 13th Election District – 1st Councilmanic District

Legal Owner: Amir Nabavi

<u>Variance</u> to permit side yard setbacks of 5 feet and 11 feet in lieu of the required 30 feet and to permit parking spaces 0 feet to the right of way of a public street in lieu of the required screening/landscaping.

Hearing: Friday, September 16, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Amir Nabavi, 19 Flanders Ridge Court, Cockeysville 21030 Richardson Engineering, LLC, 110 Old Padonia Road, Ste. LC, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 1, 2005.
 - (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.



Visit the County's Website at www.baltimorecountyonline.info

DEPARTMENT OF PAITS AND DEVELOPMEN MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:	
Petitioner: AMIR NABAVI Address or Location: 4301 WASHINGTON BLVD PLEASE FORWARD ADVERTISING BILL TO: Name: ANIR NABAVI Address: 19 FLANDER RIDGE CT COCKEYSVILLE MD 21030	For Newspaper Advertising:
Address or Location: 4301 WASHINGTON BLVD PLEASE FORWARD ADVERTISING BILL TO: Name: ANIR NABAY I Address: 19 FLANDER RIDGE CT COCKEYSVILLE MD 21030	
PLEASE FORWARD ADVERTISING BILL TO: Name:ANIR NABAY Address:I9 FLANDER RIDGE CT COCKEYSVILLE MD 21030	Petitioner: AMIR NABAVI
PLEASE FORWARD ADVERTISING BILL TO: Name:ANIR NABAY Address:I9 FLANDER RIDGE CT COCKEYSVILLE MD 21030	Address or Location: 4301 WASHINGTON BLVD
Address: 19 FLANDER RIDGE CT COCKEYSVILLE MD 21030	PLEASE FORWARD ADVERTISING BILL TO:
COCKEYSVILLE MD 21030	* * * * * * * * * * * * * * * * * * *
COCKEYSVILLE MD 21030	Address: 19 FLANDER RIDGE CT
Telephone Number: 410 375 7038	
	Telephone Number: 410 375 7038

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

August 22, 2005

Amiv Nabavi 19 Flanders Ridge Court Cockeysville, Maryland 21030

Dear Mr. Nabavi:

RE: Case Number: 06-014-A, 4301 Washington Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 5, 2005.

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.

W. Carl Richards, Jr.

Supervisor, Zoning Review

Wery truly yours, Della Carl Richard Della Carl Ric

WCR: clb

Enclosures

c: People's Counsel

Richardson Engineering, LLC. 110 Old Padonia Road, Ste. 66 Cockeysville 21030



Visit the County's Website at www.baltimorecountyonline.info

Department of Permits and Development Management

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



Baltimore County

James T. Smith, Jr, County Executive Timothy M. Kotroco, Director

September 5, 2005

Amiv Nabavi 19 Flanders Ridge Court Cockeysville, Maryland 21030

Dear Mr. Nabavi:

RE: Case Number: 06-014-A, 4301 Washington Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 5, 2005.

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,
U. Call Rillal D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Richardson Engineering, LLC. 110 Old Padonia Road, Ste. 66 Cockeysville 21030



Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

July 14,2005

ATTENTION: Zoning Review planners

Distribution Meeting of: July 18,, 2005

Item No.: 001,003,006,007,008,011,013 (014),015,016,017,018,019

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Acting Lieutenant David S. Heath Fire Marshal's Office (0)410-887-4881 MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 25, 2005

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 25, 2005

Item Nos. 001, 003, 006, 008, 011, 012,

013/014), 016, 017, 018, and 019

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-07252005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: July 28, 2005

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

4301 Washington Blvd.

INFORMATION:

Item Number:

6-014

Petitioner:

Amir Nabari

Zoning:

BR

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. Provide elevation drawings that show the exterior design, colors, and materials of the proposed building.
- 2. Submit a plan, with the locations and details of all proposed lighting with point-by-point calculations that conforms with the *Illumination Engineering Society* (IES) standards, for review and approval by Avery Harden in conjunction with the Final Landscape Plan.
- 3. Submit a landscape plan to Baltimore County's Landscape Architect Avery Harden, that shows all proposed landscaping and dumpster screening for review and approval.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\6-014.doc



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: July 25, 2005

Ms. Kristen Matthews
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
Towson, Maryland 21204

RE: Baltimore County
Item No. 014 (BPR)

4301 Washington Blvd. Mile Post 15.69

Dear Ms. Hart:

This office has reviewed the referenced Item and has no objection to approval of the Variance.

However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements may be required:

- Standard 8" curb, gutter and sidewalk from property corner to property corner.
- The proposed entrance shall be 25' wide.
- Provide a typical section showing the proposed improvements.
- A hydraulic analysis may be required.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

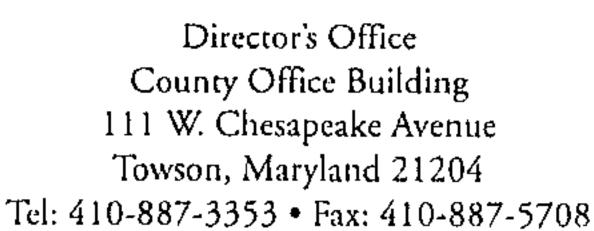
Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

Engineering Access Permits Division

Department of Permits and Development Management





Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

August 23, 2005

Amir Nabavi 19 Flanders Ridge Court Cockeysville, MD 21030

Dear Mr. Nabavi:

RE: Case Number: 06-014-A, 4301 Washington Boulevard

The above matter, previously scheduled for August 31, 2005, has been postponed due to untimely posting. The hearing has been rescheduled and the new notice reflecting this change is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very tru**∦** jyours

Timothy Kotroco

Director

TK:klm

C: Richardson Engineering, 110 Old Padonia Road, Ste. LC, Cockeysville 21030



Visit the County's Website at www.baltimorecountyonline.info

Commissioner
Baltimore County Zoning
ATTN: Department of Permits
and Development Management

I am the sign poster for this property and this letter is to request a new hearing date because the property was not posted on the specified date. The reason this sign did not get posted was miscommunication between the client company and the sign poster.

I talked to Christen at permits who gave me a date of 16 September 2005.

Thanks for your help.

CASE # 06-014-A

SSG Robert Black (US Army Ret)

Sign Poster

Case No.:	06-01	4 -	Ä		
		/ /	•		

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	Halethorpe Civic Jeague SOPPORT LEHER	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		
L		<u> </u>



Halethorpe Civic League Donald Hawkins, President 1919 Woodside Avenue Baltimore, MD 21227

July 31, 2005

Amia Nabavi 19 Flanbers Ridge Court Cockeysville, MD 21030

Dear Mr. Nabavi:

On the April 5th, 2005 meeting of the Halethorpe Civic League Association, the majority of the association members voted **Yes** to give Mr. Nabavi the property owner at Washington Blvd and Northeast Avenue the permission to place a small store on that corner.

Sincerely,

PRESIDENT Hounkins

Halethorpe Civic League Association

Click here for a plain text ADA compliant screen.



Go Back View Map New Search **Ground Rent**

Account Identifier:

District - 13 Account Number - 1307290162

Owner Information

Owner Name:

NABAVI AMIR

Use: Principal Residence: **COMMERCIAL**

Mailing Address:

19 FLANDERS RIDGE CT

COCKEYSVILLE MD 21030-3101

Deed Reference:

1) /19519/ 433

2)

NO

Location & Structure Information

Premises Address

4301 WASHINGTON BLVD

Legal Description

SES WASHINGTON BLVD 4301 WASHINGTON BLVD

SW COR N EAST AV

Subdivision Plat No: Map Grld **Sub District Parcel** Section Block **Assessment Area** Lot 109 317 Plat Ref:

Town **Special Tax Areas**

Ad Valorem Tax Class

Primary Structure Built Enclosed Area County Use Property Land Area 0000 14,421.00 SF 06 **Stories Basement** Exterior Type

Value Information

Base **Phase-in Assessments Value** As Of Value As Of As Of 01/01/2005 07/01/2006 07/01/2005 Land: 86,000 86,700 Improvements: Total: 86,000 86,700 86,233 86,466 **Preferential Land:**

Transfer Information

Seller: HAKER GEORGE 01/30/2004 Date: \$85,000 Price: Type: UNIMPROVED ARMS-LENGTH **Deed1:** /19519/ 433 Deed2:

Seller: MARSHALL KENNETH J,JR Date: 06/21/1989 \$59,900 Price:

IMPROVED ARMS-LENGTH Type: Deed1: / 8205/ 111 Deed2: Seller: Date: Price: Type: Deed1:

Exemption Information

Partial Exempt Assessments Class 07/01/2005 07/01/2006 County 000 State 000 Municipal 000

Tax Exempt: **Exempt Class:** NO

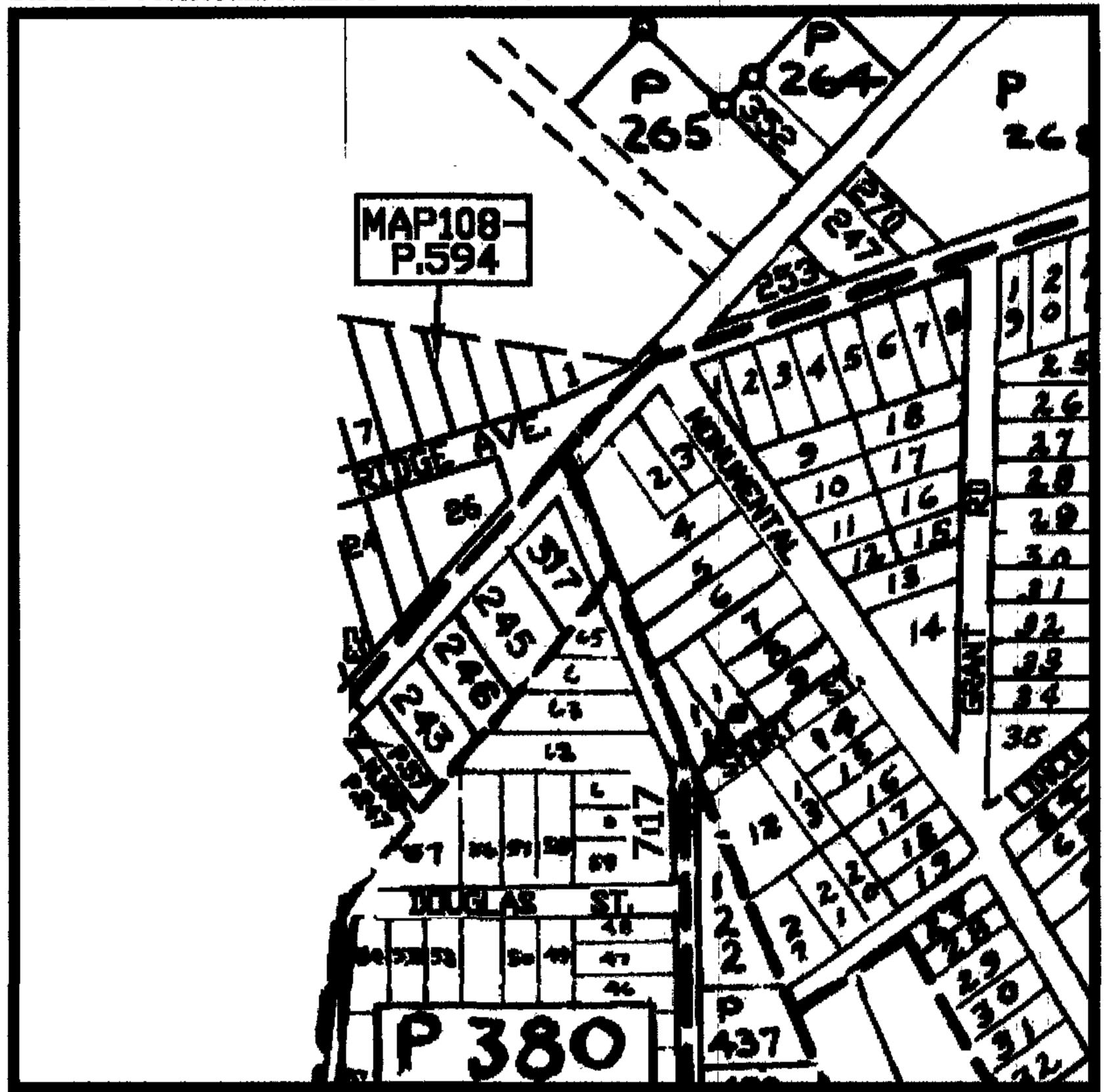
Special Tax Recapture:

Deed2:

* NONE *

Go Back View Map New Search

District - 13Account Number - 1307290162



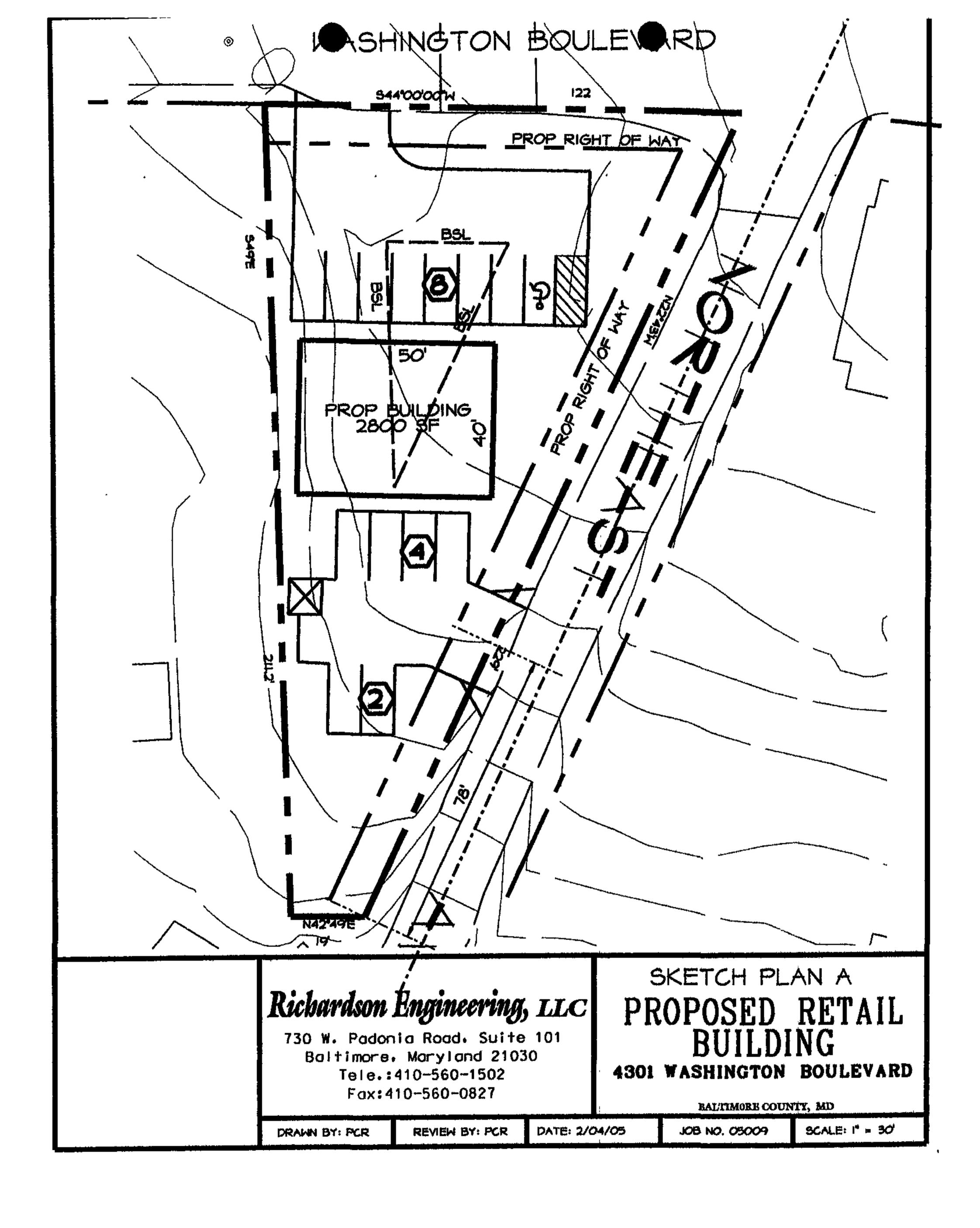
Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

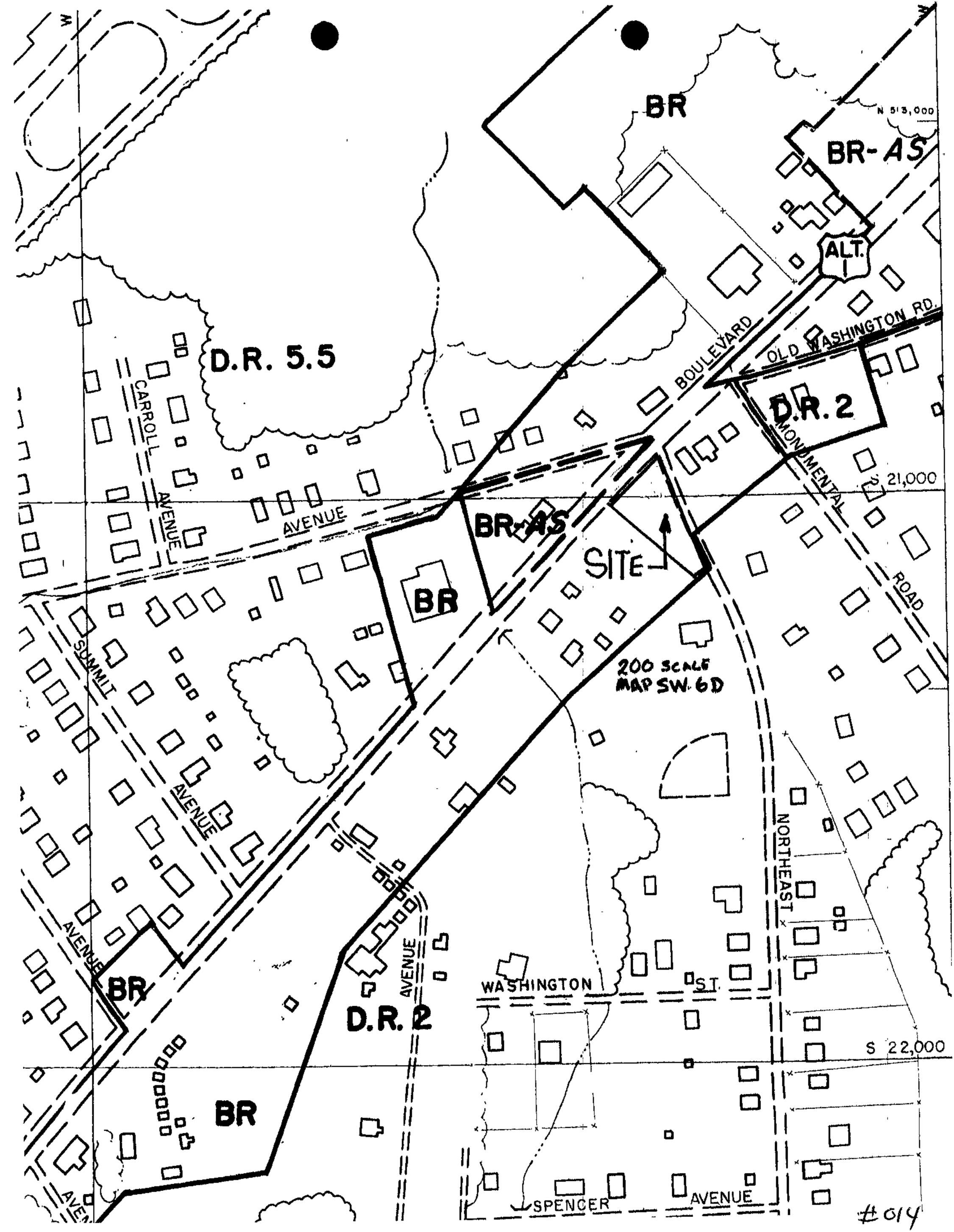
PLEASE PRINT CLEARLY

CASE NAME O6-014-A
CASE NUMBER 4301 WASHINGTON BLVD
DATE 9/16/05

PETITIONER'S SIGN-IN SHEET

E- MAIL	Amazen Enaw D gol. Com RICK & RICHARDSH ENEWERNE NET		
CITY, STATE, ZIP	Gottering MD 21204 1 Towson MD 21204 1 Towson Md. 21204		
ADDRESS	19 Flands Right Cir app 710 Out Marville Circle Co 710 Camberlay Circle C	Wary Ward Red 2009 Older	
NAME	Masen Misson Hace Katherson		








EXHIBIT NO.