IN RE: PETITION FOR ADMIN. VARIANCE
SE side Allegheny at 0 feet centerline of
Woodbine

9th Election District

5th Councilmanic District (551 Allegheny Avenue)

Reza Mazhari and Elizabeth Good Petitioners BEFORE THE

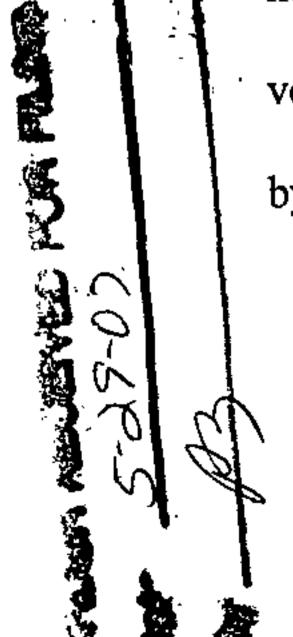
* DEPUTY ZONING COMMISSIONER

* BALTIMORE COUNTY

* CASE NO. 07-482-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Reza Mazhari and Elizabeth Good. The variance request is for property located at 551 Allegheny Avenue. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1B02.3.C of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an existing single family dwelling with addition to have a side yard/street building line setback of 9 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners propose to construct a 1 ½ story addition onto the right side of their home. The rear of the addition will have a deck. The addition is necessary to accommodate their growing family. The addition cannot be placed anywhere else on the property. A letter in support of the Petitioners' request was submitted by the West Towson Neighborhood Association dated May 4, 2007. The Petitioners met with the Board to discuss the home enlargement plans, to share the architect's renderings, and to answer questions. The Board voted not to oppose or offer objections to the variance request. A letter of support was submitted by an adjacent property owner at 601 Allegheny Avenue.



Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated May 14, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file. That Office does not oppose the Petitioners' request.

Applicable Law

- Cave

800

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign 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 Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 29, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this _______ day of May, 2007 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) and 1B02.3.C of the Zoning Commissioner's Policy Manual (Z.C.P.M.) to permit an existing single family dwelling with addition to have a side yard/street building line setback of 9 feet in lieu of the required 30 feet be and is hereby GRANTED, subject to the following:

- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. Landscaping treatments shown along the western edge of the proposed addition with the elevation drawings submitted shall be shown on a revised site plan/floor plan associated with this case.
- 3. Provide a copy of the revised site plan to the Office of Planning.
- 4. The proposed addition shall be constructed of materials and architectural features as shown with the elevation drawings submitted with this Petition for Variance. Materials shall be similar to and/or match that of the existing dwelling.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

May 29, 2007

SEBASTIAN CROSS, ESQUIRE GILDEA & SCHMIDT, LLC 600 WASHINGTON AVENUE, SUITE 200 TOWSON, MD 21204

> Re: Petition for Administrative Variance Case No. 07-482-A Property: 551 Allegheny Avenue

Dear Mr.

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative 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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure

c: Reza Mazhari and Elizabeth Goodm 551 Allegheny Avenue, Towson MD 21204



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

I/We do solemnly declare and affirm, under the penalties of

for the property located at	551 Allegheny Ave
which	h is presently zoned DR 3.5

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) 1801.2.C.1. B BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION TO HAVE A SIDEYARD STREET BUILDING LIHE SETBACK OF 9' IN LIEU OF THE REQUIRED 30'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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.

perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser/Lessee: Mazhari Name - Type or Pript Name - Type or Print Signature Signature Type or Print Name Telephone No. Address Signature Zip Code State · City ALLEGHONY Attorney For Petitioner: Telephone No. Address 21204 MD TOWSON 1755 Zip Code State City Name - Type or Prin Representative to be Contacted: Signature Name Company Telephone No. Address Telephone No. Address OWSGA Zip Code State City Zip Code State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Ethat, the subject matter of this petition be set for a public hearing, advertised, as required by the zoning day of regulations of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County Reviewed By Estimated Posting Date ___ REV 10/25/01

Affida Vit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	22/	Allegho	ny Ave	
	Address 70	wson	Md	21204
	City		State	Zip Code
That based upon personal knowledge, the following variance at the above address (indicate hards)	owing are the hip or practica	facts upon what difficulty):	nich I/we base the red	quest for an Administrative
		; ;		•
PLEASE	SEE A	FITACHED	EXHIBIT A	
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•) 		
That the Affiant(s) acknowledge(s) that if a fadvertising fee and may be required to provide	ormal deman additional info	d is filed, Affin	ant(s) will be require	ed to pay a reposting and
R. M	•	Sie	hollace	8
Signature Reza Mazhari		Signature	243FTH R	(ma)
Name - Type or Print		Name Typ	7,	
STATE OF MARYLAND, COUNTY OF BALTI		ł ·		
HEREBY CERTIFY, this A day of for the County aforesaid, pe	APRIL ersonally appe	ared	<i>200∓</i> , before me, a	a Notary Public of the State
REZA MAZHARI & ELI	7ABATH	- BOB		
the Affiant(s) herein, personally known or satisf	actorily identif	ied to me as s	uch Affiant(s).	•
AS WITNESS my hand and Notarial Seal	THINITE SE			
	1 3	Commission E	xpires 4/0+/A	9
REV 10/25/01	, Y (Y)			· £

Exhibit A

The following are the facts upon which we, Reza Mazhari and Elizabeth R Good, base the request for an Administrative Variance at 551 Allegheny Ave, Towson, MD 21204:

- 1) The addition is necessary for our expanding family (twin girls born Feb 2007) and would be an undue hardship to move to a larger house
- 2) The addition is appropriate with both the lot and the neighborhood in general as the design will be compatible with the neighborhood and community
- 3) Addition can not be placed anywhere else on the lot and without such variance construction of the addition would be impossible
- 4) Granting of such variance will not have an adverse effect on the surrounding properties or neighborhood
- 5) Granting of such variance is within the spirit and intent of the Baltimore County Zoning Regulations

Reza Mazhari EughMisood Truspostate Good

NOTARITED APRIL 20, 2007, BY ME, A NOTARY PUBLIC FOR BALTIMORO CITY, MARYLAND.

MY COMMISSION EXPIRES 4/04/09

ZONING DESCRIPTION FOR 551 ALLEGHENY AVENUE

Beginning at a point on the southeast portion of the intersection of Allegheny and Woodbine Avenues, being known and designated as Lot 1 as set forth on a Plat entitled "Property Plat of Glen Rock", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No 49, Folio 34. Also known as 551 Allegheny Avenue and located in the 9th Election District, 5th Councilmanic District.

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*. CUSTOMER YELOW **AMOUNT** Y, MAR FINANCE RECEIPT AGENCY PINK -MISCELLANEOUS BALTIMORE COU OFFICE OF BUDGET DISTRIBUTION WHITE - CASHIER FROM: FOR:

CERTIFICATE OF POSTING

	RE: Case No.: 01-482-A
The state of the s	Petitioner/Developer: REZA
	MAZHARI
	Date of Hearing/Closing: 5-14-07
altimore County Department of	•
ermits and Development Management	<i>-</i>
ounty Office Building, Room 111	•
1 West Chesapeake Avenue owson, Maryland 21204	
TIN: Kristen Matthews ((410) 887-339	14}
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dies and Gentlemen:	
<u>. 55/ A</u>	ILLEGHENY AVE
₽- * 	
e sign(s) were posted on	4-29-07
	(Month, Day, Year)
<u> 7</u>	Sincerely,
	Robert Black 5-1-0
TANILLEN	(Signature of Sign Poster) (Date)
ZONNU NOTICE	SSG Robert Black
VARIANCE	(Print Name)
TO PERSON AN EXISTING SINCE FRANCE CON PROPER SOLUTION OF THE RECLING SOLUTION OF THE RECLING SOLUTION OF THE RECLING SOLUTION OF THE RECLINGS SOL	1508 Leslie Road
THE RECLAMICE SET	(Address)
PUBLIC HEARING? PHISH'S TO SECTION 26-127(WHE), EXTENSE CONSTY CONSTAND SECURITY OF AN ELIGIBLE DEDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING. THE PROPOSED VARIANCES	Dundalk, Maryland 21222
THE PROPOSED VARIANCE, PROVIDED IT	(City, State, Zip Code)
ADDITIONAL INFORMATION IS AVAILABLE AT TOMING ADDRESS FATOM AND PLYELSPINERS MARKET MARKET MARKET PROPERTY VINCOUS INC. 22290 TEL. \$57-33\$1	(and and and and

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	06-	482	A	Address	551	ALL	EGHER	17	AVE
Conta	ct Perso	n:	C 10Y	Please Print Y	YCET Your Name		Pho	ne Number:	410-88	37-3391
Filing	Date: _	4	119/0	<u>}</u>	osting Date	4/29/	27	Closing Date	e: <u>05</u>	14/0
Any o	contact nighthe co	nade ntact	with this o person (pla	ffice regard nner) using	ding the status the case num	s of the a ber	administ	trative varian	ice sho	ould be
POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.										
2. DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.										
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.										
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.										
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Petitioner: This Part of the Form is for the Sign Poster Only										
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Petitioner's Name MAZAHARI / GOOD Telephone 410 821 007 0										
Posting Date: (21/29/07) Closing Date: 05/14/07										
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SETBACK OF 9'IN LIEU OF THE REQUIRED 30'										
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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zonina Redulations</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	7-432-4
Petitioner Mazahari	
Address or Location: 551 A	Heghent Ave
PLEASE FORWARD ADVERTISING 5	BILL TO
Name. Filden & Schr	idr LLC
Address 609 Washin	
Svite 209	<u></u>
Towsan	nd 21294
Telephone Number: 4/0 8	321-0070
, 7	



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

May 14, 2007

Sebastian Cross Gildea & Schmidt LLC 600 Washington Avenue, Suite 200 Towson, MD 21204

Dear Mr. Cross:

RE: Case Number: 07-482-A, 551 Allegheny Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 19, 2007.

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. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel Reza Mazhari Elizabeth Good 551 Allegheny Avenue Towson 21204

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 May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

482

Item Number: 474,475,477 and 479 through 487

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.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 3, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 7, 2007

Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc



INTER-OFFICE CORRESPONDENCE

DATE: May 15, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

551 Alleghany Avenue

INFORMATION:

Item Number:

7-482

Petitioner:

Zoning:

Requested Action:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit an addition to an existing single family dwelling to have a side-yard to street building line setback of 9 feet in lieu of the required 30 feet provided the following conditions are met.

- Landscaping treatments shown along the western edge of the proposed addition with the elevation drawings submitted shall be shown on a revised site plan / floor plan associated with this case.
- Provide a copy of the revised site plan to the Office of Planning.

Proposed addition shall be constructed of materials and architectural features as shown with the elevation drawings submitted with this petition for variance. Materials shall be similar to and/or match that of the existing dwelling.

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

Reviewed by:

Division Chief: AFK/LL: CM

Administration 🔘

Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

Maryland Department of Transportation

Ms. Kristen Matthews Baltimore County Office Of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltim re County

Date: APRIL 10, 2007

Item No. 7-482-A

551 & WEGHENY AVENUE MAZH ARI/GOOD PROPERTY ADMILITSTRATIVE VARIANCE

ohn D. Porcari, Secretary

seil J. Pedersen, Administrator

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not acc ss a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-482-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him: t (mbailey@sha.state.md.us).

Very truly yours,

A Steven D. Foster, Chief I Engineering Access Permits

Division

SDF/MB

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA

LAWRENCE E. SCHMIDT

D. DUSKY HOLMAN

SEBASTIAN A. CROSS

CHARLES B. MARKK, III

DAMIAN C. O'DOHERTY

JASON T. VETTORI

JOSEPH R. WOOLMAN, III

600 WASHINGTON AVENUE

SUITE 200

TOWSON, MARYLAND 21204
TELEPHONE 410-821-0070

FACSIMILE 410-821-0071
www.gildeallc.com

BALTIMORE, MD OFFICE 300 EAST LOMBARD STREET SUITE 1440 BALTIMORE, MARYLAND 21202

ANNAPOLIS, MD OFFICE

TELEPHONE 410-234-0070

95 CATHEDRAL STREET SUITE 100

ANNAPOLIS, MARYLAND 21401

TELEPHONE 410-295-0070

April 18, 2007

Sent Via Hand Delivery

Mr. Lloyd Moxley

Department of Permits and Development Management

111 W. Chesapeake Avenue

Room 111

Towson, MD 21204

Re: Mazhari/ 551 Allegheny Ave. (Administrative Variance Request)

Dear Lloyd:

Attached please find the filing materials requesting an Administrative Variance for the above referenced property including; three Petitions for Variance, three descriptions of the property, a zoning map, record plat, 12 copies of the site plan with three elevations attached, and the \$65.00 filing fee. Please let me know if there is any additional information your office may require. As always I am,

Very truly yours,

Sebastian A. Cross

SAC: kmb

CC:

Reza Mazhari

Jennifer Hai, Curry Architects Charles B. Marek, III, Esquire

P.O. BOX 502 RIDERWOOD, Maryland 21139-0502

May 4, 2007

William J. Wiseman, Esq., Zoning Commissioner
Of Baltimore County
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re-Case # 07-482-A

Dear Mr. Wiseman:

Case # 07-482-A, 551 Allegheny Avenue, Towson came to the attention of the board of the West Towson Neighborhood Association. The petitioner, Reza Mazhari, met with the board to fully discuss his home enlargement plans, to share the architect's renderings, and to answer questions.

Following discussion, the board voted not to oppose or offer objections to Mr. Mazhari's variance request.

Yours sincerely

Richard Parsons, Zoning Chair, for the Board of WTNA.

Cc: Board of the West Towson Neighborhood Association

Matthew and Theresa Weatherly 601 Allegheny Ave Towson, MD 21204

Zoning Commissioner William J. Wiseman III.
401 Bosley Avenue, Suite 405
County Courts Building
Towson, MD 21204

Re: 551 Allegheny Ave Case No.: 07-482-A

Dear Commissioner Wiseman:

We are writing in regard to Case No: 07-482-A. We live directly west of the 551 Allegheny Ave residence and are aware of the Reza Mazhari and Elizabeth Good's proposed plan and addition. We would like to ask for your approval of their petition and officially note our support of this variance request in the case file.

Best regards,

Matthew Weatherly and Theresa Weatherly

U.M. 1





Page 1 of 1

Bill Wiseman - 551 Allegheny Avenue

From:

"R. Parsons" <rparsons@bcpl.net>

To:

"William J. Wiseman, Esq." < www.seman@co.ba.md.us>

Date:

05/14/07 8:37 AM

Subject: 551 Allegheny Avenue

CC:

"Reza Mazhari" <maz@yahoo.com>

Dear Bill:

Please find attached a formal letter from the West Towson Neighborhood Association regarding a current variance case, 07-482-A.

Should this case go to a hearing, I would be grateful if I could be informed as the date, time and place.

Sincerely

Dick

07-482-A AV 51

From:

Debra Wiley

To:

rparsons@bcpl.net

Date: Subject: 05/15/07 3:16:59 PM | 551 Allegheny Avenue - Mazhari

Hi there,

I contacted Kristen Matthews who does our scheduling of the hearings and have been informed that this is an Administrative Variance, which does not require a hearing. It is my understanding that this case has a "closing date" of 5/14 which means parties had an opportunity to send in comments by 4:30 yesterday. These files are usually delivered to our office by Thursday or Friday. Provided that they have all of the County comments that are needed included in the file, the timetable for getting the Order reviewed and completed could be by next week.

I will make sure that the information you provided Bill gets to the appropriate person, Patti Zook, who receives, prepares and processes the Administrative Variances for John Murphy.

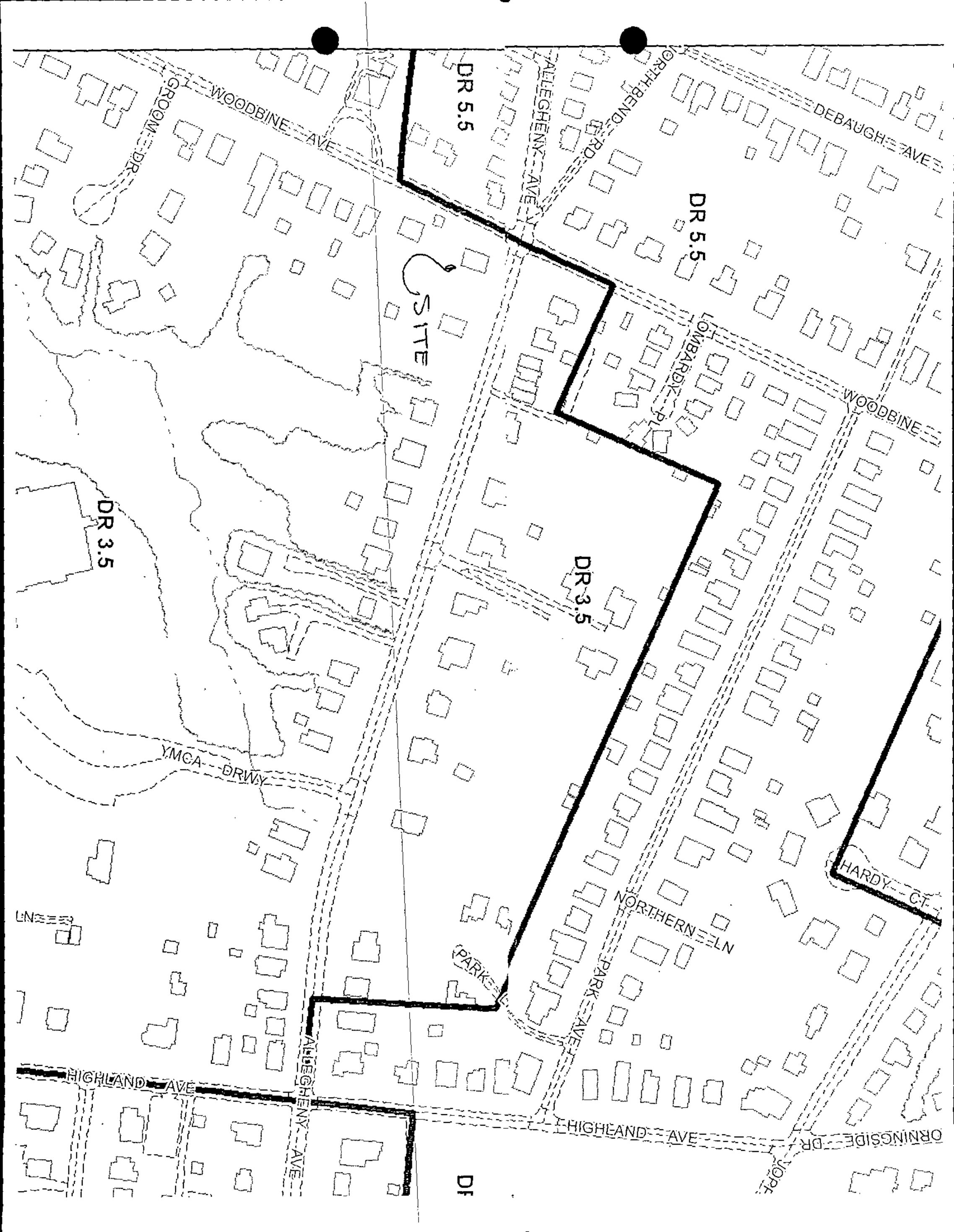
Please feel free to Patti in our office if you have any additional questions or concerns about this particular variance.

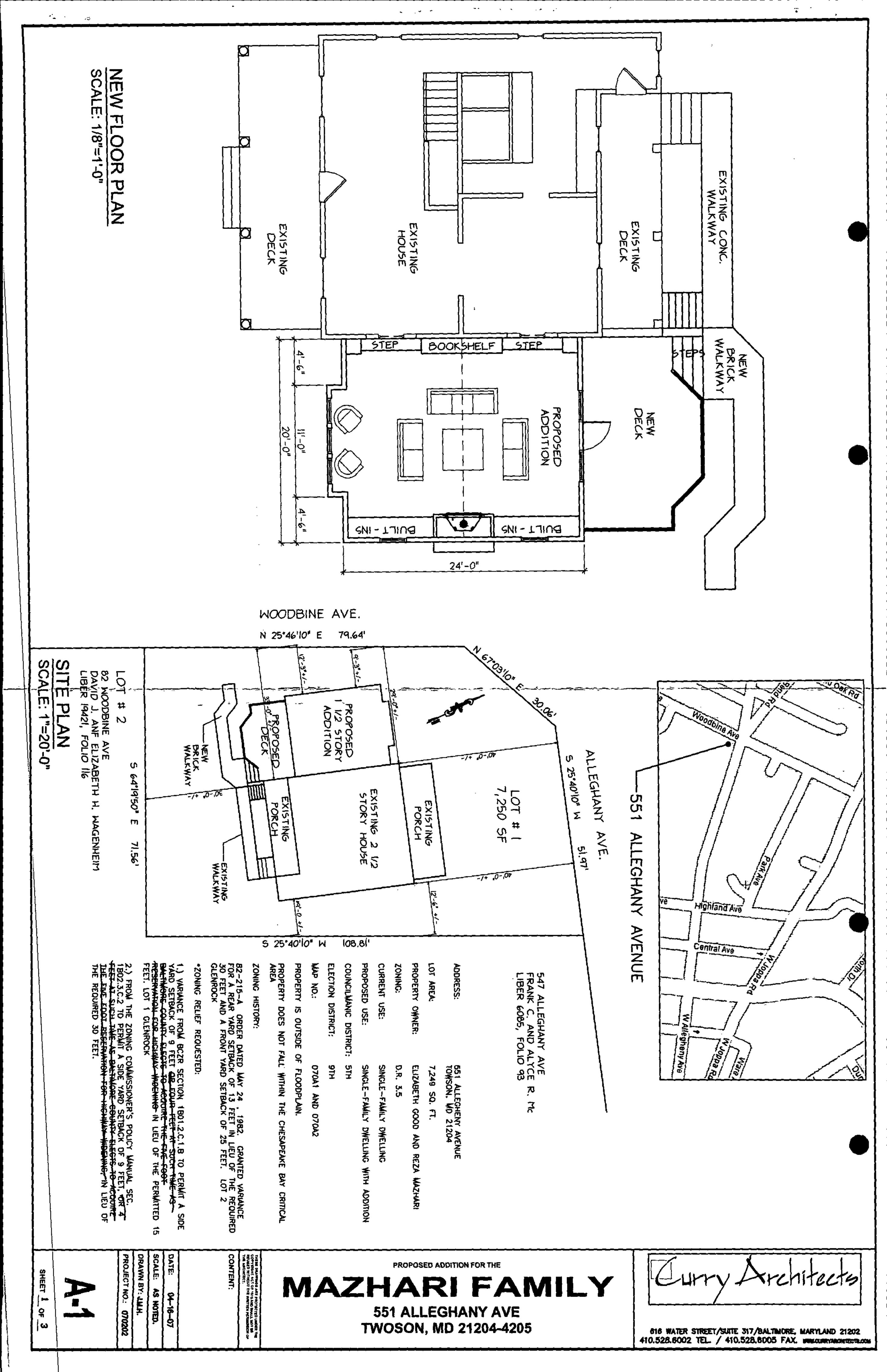
Thanks and have a great day!!

Debbie Wiley for Bill Wiseman Legal Administrative Secretary Office of the Zoning Commissioner 401 Bosley Avenue, Room 405 Towson, MD 21204

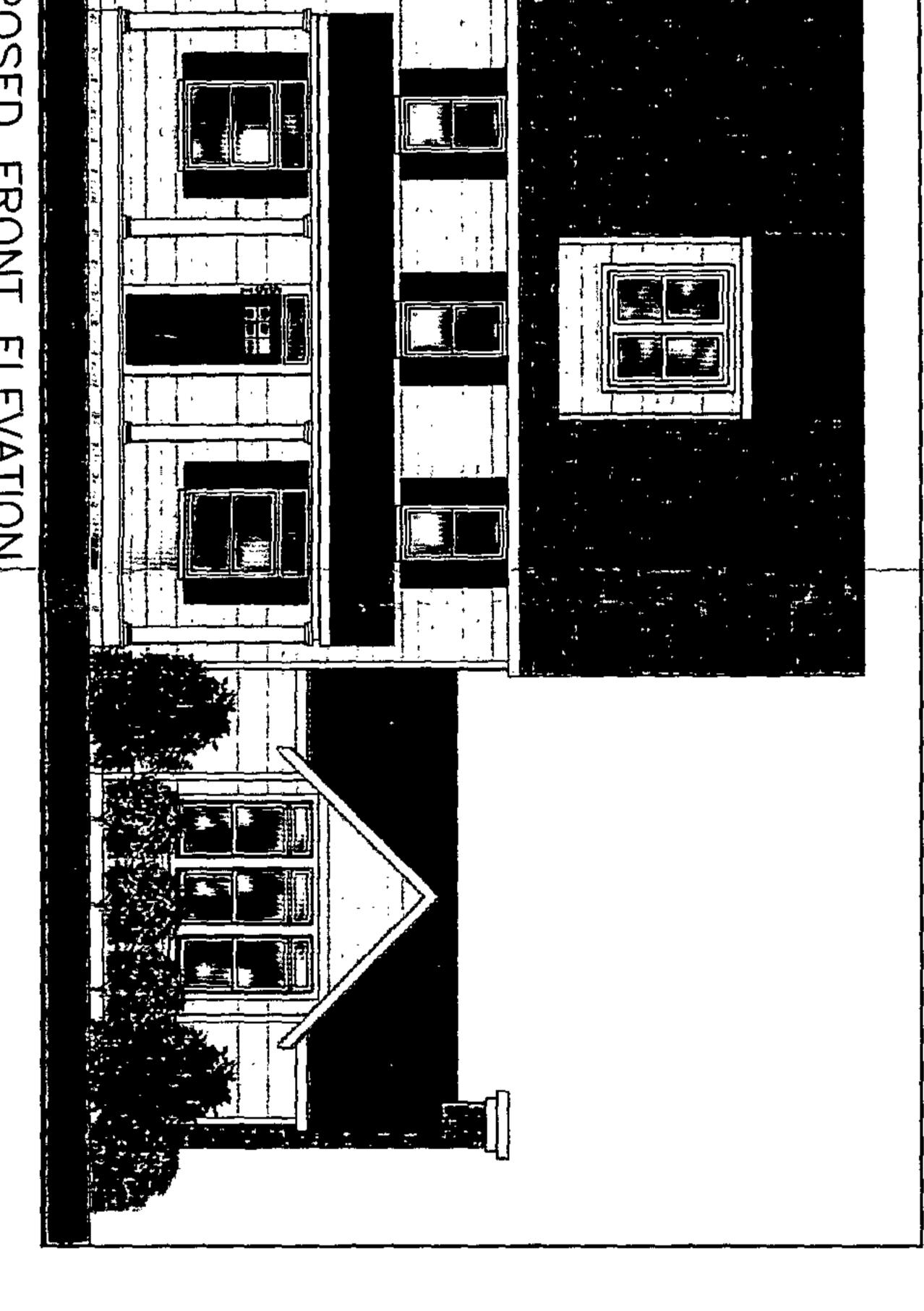
CC:

Zook, Patricia









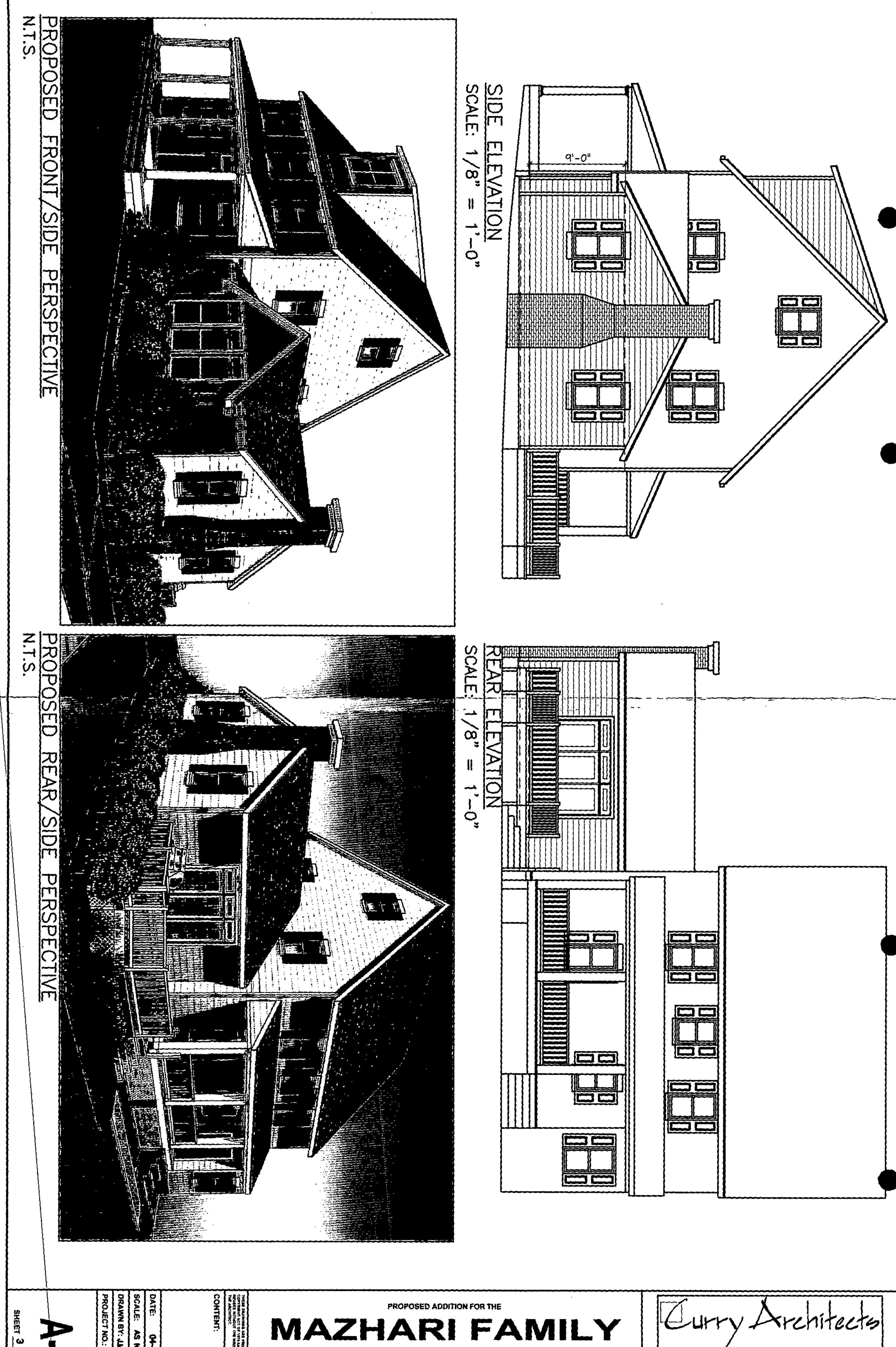


PROPOSED ADDITION FOR THE

MAZHARI FAMILY

551 ALLEGHANY AVE TWOSON, MD 21204-4205 -Urry Architects

516 WATER STREET/SUITE 317/BALTIMORE, MARYLAND 21202 410.528.6002 TEL. / 410.528.6005 FAX. WHILDHINGHIBOTISCON

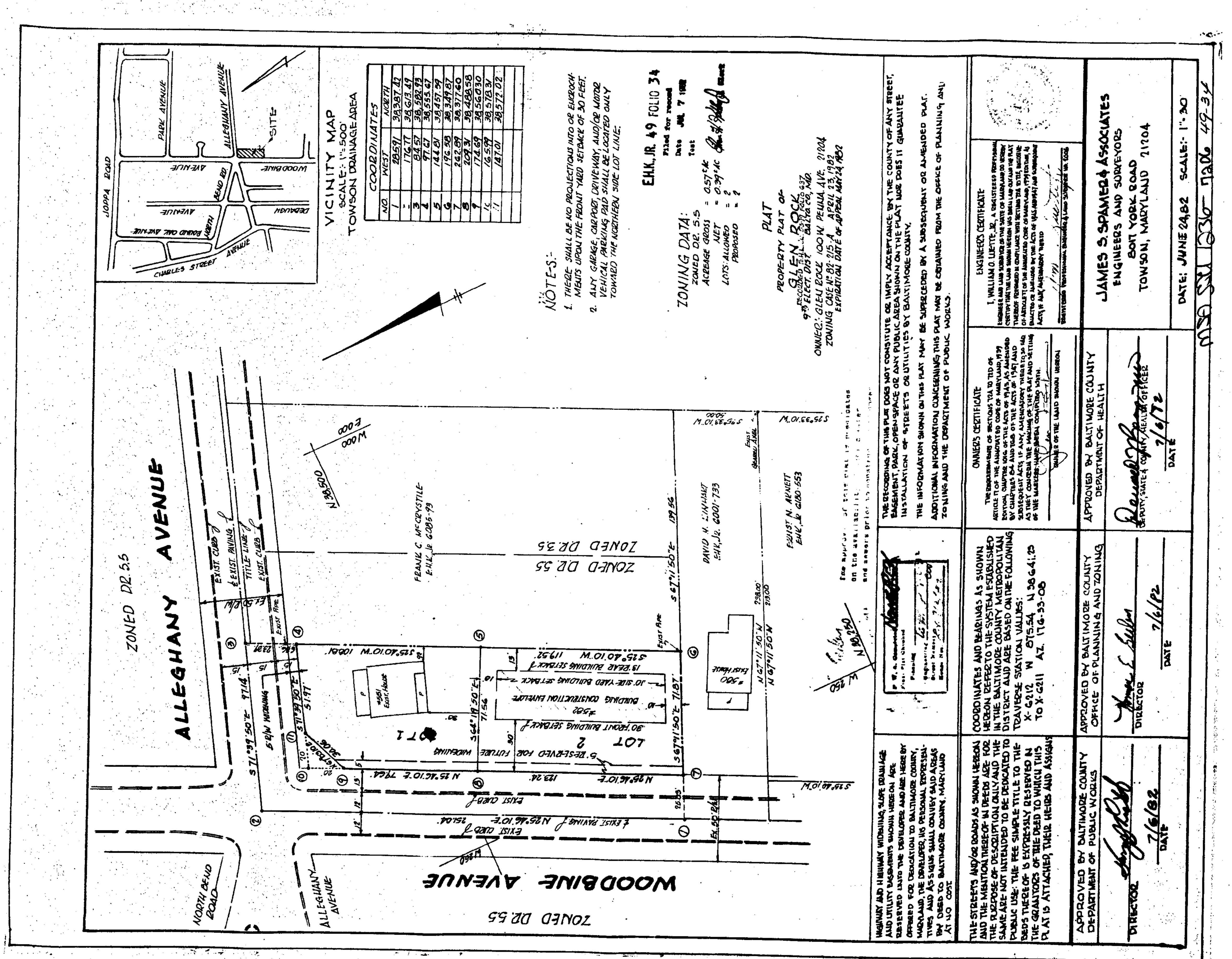


551 ALLEGHANY AVE

TWOSON, MD 21204-4205

616 WATER STREET/SUITE 317/BALTIMORE, MARYLAND 21202 410.528.6002 TEL / 410.528.6005 FAX. WHI.CUMPRIMENTECTION

SHEET 3 OF 3



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