

IN RE: **PETITION FOR VARIANCE**
S/S Edmondson Avenue, 110' SW of
Orley Road
(621 Edmondson Avenue)

1st Election District
1st Council District

Mahmond Ahmadi, et ux
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 08-206-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 owners of the subject property, Mahmond Ahmadi, and his wife, Monavar Motia. The Petitioners request a variance from Section 204.3C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit off-street parking spaces in the front yard in lieu of the required side or rear yard. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Monavar Motia and Mahmond Ahmadi, property owners, and Bernadette L. Moskunas, with Site Rite Surveying, Inc., the consultant who prepared the site plan. Appearing as Protestants and interested citizens were adjacent property owners Louis J. Weinkam, Sr., Esquire and his wife, Lois A. Weinkam.

Testimony and evidence presented revealed that the subject property, as a result of a previous subdivision done by others (See Minor Subdivision Plat No. 97032M submitted as Petitioners' Exhibit 2), is a rectangular shaped parcel 160' deep x 97' wide, containing 0.382 acres (16,639 square feet) in net area, zoned R-0 (Residential - Office). The property is located between Ingleside Avenue and Orley Road in Catonsville and has been improved with a split-

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Date 1-22-08
By [Signature]

foyer, single-family dwelling built in 1997 that has been owned by the Petitioners since 1998. The property has been used as their dwelling as evidenced by the deed and tax account records. As shown on the site plan, the property is constrained due to the location of a 20-foot landscaped easement extending across the width of the rear yard and a 15-foot easement along the property's western boundary for the sanitary house connection for Lot 2 (621 B Edmondson Avenue – purchased by Stephanie Steinert in 2006). An existing macadam driveway running from Edmondson Avenue to the front of the home on the lot's northeastern side provides adequate parking space. The Petitioners now propose using the property for general office use as permitted by right within the existing R-O zoning regulations.

Turning to the variance relief requested, Section 204.3C.2 of the B.C.Z.R. provides off-street parking requirements in this zone and states: "Off-street parking spaces shall be provided in accordance with Section 409. *To the extent possible*, parking shall be located in the side or rear yards of the lot. All required parking spaces shall be provided on the same lot as the structure or use to which they are accessory". As shown on the site plan, a portion of the existing driveway will be removed to provide a 10-foot landscape buffer along the driveway property line. The existing evergreen vegetation that is located in the front yard along the front lot line perimeter and the west side lot line will be retained (*See* photographs – existing conditions – Petitioners' Exhibit 3). Seven (7) parking spaces are proposed to be placed in front of the dwelling, thus the requested variance relief is necessary. The rear yard of the Winekam's property and home, located off of 311 Orley Road, abuts the panhandle driveways that service 621A and 621B Edmondson Avenue. Their rear yard view is to the backyard of the subject property. In this regard, they prefer off-street parking to be located in the front yard rather than

By _____
Date 1-22-08
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the rear yard.¹ Louis and Lois Weinkam are long-time residents in the area and advocate that the policy of the R-O classification is "that a residential appearance be maintained". They ask that the spirit and intent of the regulations be considered and further expressed concern over the type of General Office use being proposed. The Petitioners, when questioned, candidly admitted that they could not respond at this time (to the type of use) but agreed to inform the Weinkam's and discuss potential tenants when they are identified by the real estate broker.

Ms. Moskunas testified that the variances are required primarily because of the narrow configuration of the property and the location of the building in the center of the lot. Section 409 regulations require that a two-way drive isle width of 22 feet be maintained with parking spaces of 8.5' x 18'; therefore, the width of the required parking area needs to be 40 feet. To locate this required parking area in the rear of the lot mandates a panhandle driveway running from Edmondson Avenue along the east side of the house to the rear of the dwelling. The length of the panhandle would be approximately 140 feet and amount to 3,080 square feet of macadam paving. A parking area of 65' x 40' would then have to be added to the end of this ingress and egress driveway amounting to an additional 2,600 square feet of paved surface for a total of 5,680 square feet. If required, this panhandle would be constructed less than 10 feet from the existing two panhandle driveways that serve Lots 1 and 2. Ms. Moskunas is of the opinion that this scenario would give appearances of a much more "commercial" property than that proposed on her site plan. Additionally, rear yard parking is not feasible due to the 20 foot landscaped easement at the rear of the property which was a condition created at the time of the approved minor subdivision plat in 1997. In this regard, the rear yard setback is 47 feet from the property

¹ Correspondence received from Stephanie Steinert (621B Edmondson Avenue) and Sharlene Lott (621A Edmondson Avenue) submitted as Petitioners' Exhibit 4 concur with the Winekam's position as to the location of proposed parking. They also feel that the existing evergreen buffer along the front of the subject property is adequate.

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Date 1-22-08
By [signature]

line to the foundation wall, and factoring in the 20-foot landscape easement would leave a remaining space of 27 feet. Thus, the needed parking area dimensions would be impossible to achieve in the rear yard under any circumstance. She opines that after all is said and done the front yard is the least invasive location to place the required parking. It minimizes the amount of macadam surface, the need for additional variances and reduces the "commercial appearance" for the proposed use. Additionally, Ms. Moskunas asserts that front yard parking would create a more positive drainage flow of surface water towards the existing storm drain system in Edmondson Avenue as opposed to over existing residential properties to the rear.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioners and that the use proposed will not be detrimental to the surrounding locale. There are existing general office uses next to the subject property at 623 Edmondson Avenue that provides a large front yard parking area. Although I believe that variance relief is justified for the office use proposed based upon the shape of the lot in the R-O zone and the positioning of the existing structure, I do not believe it appropriate to allow parking in the front yard without imposing some restrictions for the protection of the residential neighbors. I will, therefore, require a landscape plan be submitted to Avery Harden, the Baltimore County Landscape Architect, for review and approval. Additionally, in the event freestanding lighting or signs are desired on the property, a lighting package and plan shall be further submitted to Mr. Avery Harden for review and approval as well. Finally, and as discussed at the hearing, the Petitioners and future tenants can have no vehicles larger in size than a $\frac{3}{4}$ ton pick-up truck that may be stored or kept overnight on the subject property.

ORIGINAL RECEIVED FOR FILING
Date 1-22-08
By [signature]

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 as modified.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of January 2008, that the Petition for Variance seeking relief from Section 204.3C.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit off-street parking spaces in the front yard in lieu of the required side or rear yard, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their 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) Compliance with the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated December 3, 2007, a copy of which is attached hereto and made a part hereof.
- 3) No vehicles larger in size than a ¾ ton pick-up truck may be stored or kept overnight on the subject property.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1-22-08
By [Signature]

BW 1/7
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 3, 2007

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

SUBJECT: 621 Edmondson Avenue

INFORMATION:

Item Number: 8-206

Petitioner: Monarar Motio

Zoning: RO

Requested Action: Variance

RECEIVED
DEC 05 2007

BY: _____

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request to permit off-street parking spaces in the front yard in lieu of the required side or rear yard. The Office of Planning does not oppose the petitioner's request however the following conditions and changes shall be made to the site plan and general notes therein:

1. A landscape plan should be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
2. General Note #13 should be changed to allow Mr. Harden to require landscaping that exceeds the requirements of the Baltimore County Landscape manual. The existing evergreen vegetation that is located in the front yard along the front lot line and along the west side lot line should be retained if possible.
3. If the applicant proposes any freestanding lighting or signs, a lighting package and plan shall be submitted to Avery Harden for review and approval as well.

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

Reviewed by: _____

Division Chief: _____
AFK/LL: CM

ORDER RECEIVED FOR FILING
Date 1-22-08
By [signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 22, 2008

Mahmond Ahmadi
Monavar Motia
621 Edmondson Avenue
Catonsville, Maryland 21228

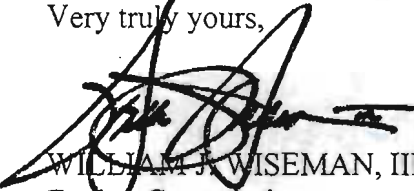
RE: **PETITION FOR VARIANCE**
S/S Edmondson Avenue, 110' SW of Orley Road
(621 Edmondson Avenue)
1st Election District - 1st Council District
Mahmond Ahmadi, et ux – Petitioners
Case No. 08-206-A

Dear Mr. and Mrs. Ahmadi:

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

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Bernadette L. Moskunas, Site Rite Surveying, Inc., 200 East Joppa Road,
#101, Towson, MD 21286
Mr. and Mrs. Louis J. Weinkam, Sr., 311 Orley Road, Catonsville, MD 21228
Avery Harden, Baltimore County Landscape Architect, DPDM
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 621 Edmondson Avenue
which is presently zoned RO

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) 204.3C.2. (BCZR)

TO PERMIT OFF-STREET PARKING SPACES IN THE FRONT YARD
IN LIEU OF THE REQUIRED SIDE OR REAR YARD.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

see attached

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Monavar Motig

Name - Type or Print

Signature

Mahmond Ahmadi

Name - Type or Print

M. Ahmadi

Signature

621 Edmondson Avenue 410 719-7920

Address

Telephone No.

Baltimore MD 21228

City

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc.

Name

200 E. Joppa Road, #101 (410) 828-9060

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

Case No. 08-206-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

10/30/07

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

1-22-08

By

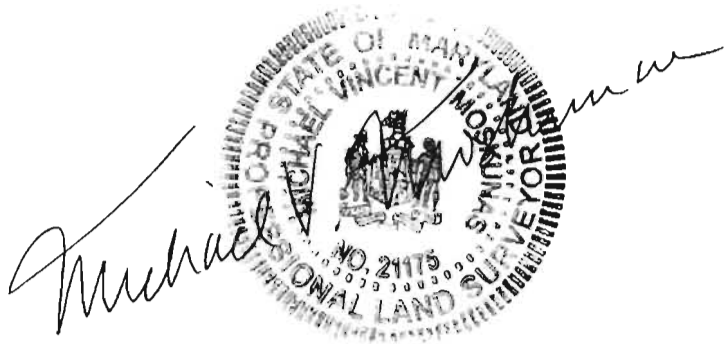
DW

REASONS TO ACCOMPANY VARIANCE PETITION

1. The proposed general office use is permitted as a matter of right within the existing RO Zoning. However, due to the location of the existing dwelling, a 20' Landscape Easement and a 15' Easement for the sanitary house connection for Lot 2; it is not possible to accommodate the parking requirements in the rear yard.
2. The driveway for the rear lots adjacent to the subject property is located at the end of a public service road and has no direct connection to the subject property. Therefore, there is no impact to travel pathways to burden the residential properties to the south of the subject property. In addition, the residential properties to the east, front Orley Road, therefore, the subject property is situated at the rear of the properties. The property located to the west is zoned RO and is a commercial use.
3. This request is within the spirit and intent of the B.C.Z.R. and has no adverse effect on the general safety or welfare of the neighborhood.

ZONING DESCRIPTION
#621 EDMONDSON AVENUE

BEGINNING at a point on the southeast side of Edmondson Avenue which is 70 feet wide at the distance of 110 feet southwest of the centerline of Orley Road which is 50 feet wide. Being Lot No. 3, in the Minor Subdivision Plan No. 97032M of "Demchak and Mudgett Property", containing 0.382 acre, more or less. Also known as #621 Edmondson Avenue and located in the 1st Election District, 1st Councilmanic District.



Michael V. Moskunas
Reg. No./ 21175

Site Rite Surveying, Inc.
200 E. Joppa Road
Suite 101
Towson MD 21286

08-206-A

**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: #08-206-A

621 Edmondson Avenue
S/side of Edmondson Avenue, 110 feet s/west of centerline of Orley Road
1st Election District

1st Councilmanic District

Legal Owner(s): Monavar
Motia & Mahmood Ahmadi

Variance: to permit off-street parking spaces in the front yard in lieu of the required side of rear yard.

Hearing: Monday, January 7, 2008 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

12/214 Dec. 20 158516

CERTIFICATE OF PUBLICATION

12/20/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/20/2007.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06836**

Date: **10/30/07**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325.00

Total: **325.00**

Rec

From: **MAHMOUD P. AHMADI**

For:

ITEM # 206
1621 EDMONDSON AVE

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME REM
 10/31/2007 10/30/2007 15:19:50 2

RECEIPT # 045004 10/30/2007 OFLE

Dept: 5 520 JUDGING IDENTIFICATION

CR ID: 000000

Receipt Tot 325.00

325.00 OK 5.00 CO

Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-206-A

Petitioner/Developer: SITE RITE SURVEYING INC.

Date Of Hearing/Closing: 1/7/08

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

Attention:

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
at 621 EDMONDSON AVE

This sign(s) were posted on December 21, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 12/21/07
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



ZONING NOTICE

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

CASE # 04-206-4

OWNER: CRESTE DARTY BUCKDALE

PLACE: 44 RIVINGTON BLVD, TOWSON, MD 21204

DATE AND TIME: WEDNESDAY, JANUARY 17, 2007
AT 10:00 AM

REQUEST: VARIANCE TO REAR LOT SETBACK
FOR A SINGLE-UNIT DETACHED HOME IN THE RESIDENTIAL ZONE
WITH AN ADJUTANT VARIANCE OF 10 FEET

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION/DEVELOPMENT MANAGEMENT
101 N. CALVERT RD. TOWSON, MD 21204
TEL: 410-538-3391

myalof 12/21/07



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

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

November 21, 2007

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: 08-206-A

621 Edmondson Avenue

S/side of Edmondson Avenue, 110 feet s/west of centerline of Orley Road

1st Election District – 1st Councilmanic District

Legal Owners: Monavar Motia & Mahmond Ahmadi

Variance to permit off-street parking spaces in the front yard in lieu of the required side of rear yard.

Hearing: Monday, January 7, 2008 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Monavar Motia/Mahmond Ahmadi, 621 Edmondson Avenue, Baltimore 21228
Site Rite Surveying, Inc., 200 E. Joppa Road, #101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 22, 2007**
- (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
Thursday, December 20, 2007 Issue - Jeffersonian

Please forward billing to:
Monavar Motia
621 Edmondson Avenue
Baltimore, MD 21228-3304

410-719-7920

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: 08-206-A

621 Edmondson Avenue

S/side of Edmondson Avenue, 110 feet s/west of centerline of Orley Road

1st Election District – 1st Councilmanic District

Legal Owners: Monavar Motia & Mahmond Ahmadi

Variance to permit off-street parking spaces in the front yard in lieu of the required side of rear yard.

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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

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: 08-206-A
Petitioner: Monavar Motia and Mahmond Ahmadi
Address or Location: 621 Edmondson Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Monavar Motia
Address: 621 Edmondson Avenue
Baltimore, MD 21228-3304
Telephone Number: 410 719-7920



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

January 2, 2008

Monavar Motia
Mahmond Ahmadi
621 Edmondson Avenue
Baltimore, MD 21228

Dear Monavar Motia and Mahmond Ahmadi:

RE: Case Number: 08-206-A, 621 Edmondson Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 2007. This letter is not an approval, but only a **NOTIFICATION**.

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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Site Rite Surveying, Inc. 200 E. Joppa Road, #101 Towson 21286

RE: PETITION FOR VARIANCE * BEFORE THE
621 Edmondson Avenue, S/S Edmondson *
Avenue, 110' SW of Orley Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owners: Monavar & Mahmond Anmadi* FOR
Petitioner(s) *
BALTIMORE COUNTY
*
08-206-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

NOV 21 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BW 1/7
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 3, 2007

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

SUBJECT: 621 Edmondson Avenue

INFORMATION:

Item Number: 8-206

Petitioner: Monarar Motio

Zoning: RO

Requested Action: Variance

RECEIVED
DEC 05 2007

BY: _____

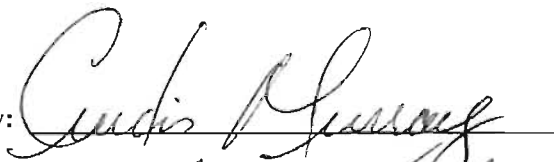
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request to permit off-street parking spaces in the front yard in lieu of the required side or rear yard. The Office of Planning does not oppose the petitioner's request however the following conditions and changes shall be made to the site plan and general notes therein:

1. A landscape plan should be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
2. General Note #13 should be changed to allow Mr. Harden to require landscaping that exceeds the requirements of the Baltimore County Landscape manual. The existing evergreen vegetation that is located in the front yard along the front lot line and along the west side lot line should be retained if possible.
3. If the applicant proposes any freestanding lighting or signs, a lighting package and plan shall be submitted to Avery Harden for review and approval as well.

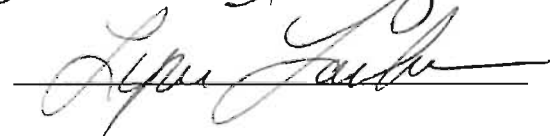
For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Reviewed by:



Division Chief:

AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 3, 2007

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

SUBJECT: 621 Edmondson Avenue

INFORMATION:

Item Number: 8-206

Petitioner: Monarar Motio

Zoning: RO

Requested Action: Variance

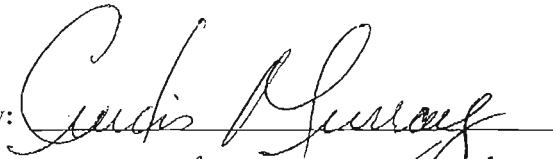
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request to permit off-street parking spaces in the front yard in lieu of the required side or rear yard. The Office of Planning does not oppose the petitioner's request however the following conditions and changes shall be made to the site plan and general notes therein:

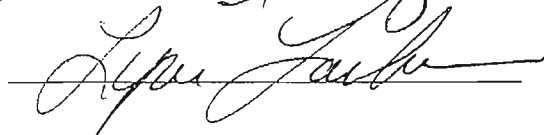
1. A landscape plan should be submitted to Avery Harden, Baltimore County Landscape Architect for review and approval.
2. General Note #13 should be changed to allow Mr. Harden to require landscaping that exceeds the requirements of the Baltimore County Landscape manual. The existing evergreen vegetation that is located in the front yard along the front lot line and along the west side lot line should be retained if possible.
3. If the applicant proposes any freestanding lighting or signs, a lighting package and plan shall be submitted to Avery Harden for review and approval as well.

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

Reviewed by:



Division Chief:
AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

November 16, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2007

Item Number: Item Numbers 196, 206 through 216

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

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



John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 11/20/2007

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

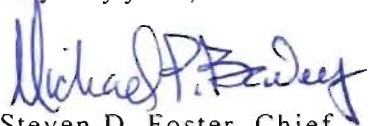
RE: Baltimore County
Item No. E-206-A
621 EDMONDSON AVE
ANMADI PROPERTY
VARIANCE

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 access 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. E-206A.

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 at (mbailey@sha.state.md.us).

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: November 9, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2007
Item Nos. 08-195, 206, 207, 208, 209,
210, 211, 212, 213, 214, 215, and 216

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-11092007.doc

PLEASE PRINT CLEARLY

CASE NAME 621 Edmondson Avenue
CASE NUMBER 08-206-A
DATE 1/7/08

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E-MAIL

LOUIS J WEINKAM SR

311 ORLEY RD

CATONSVILLE MD 21228

LOUIS@WEINKAM.COM

LOIS A. Weinkam

311 Orley Rd

Catonsville MD 21228



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 01 **Account Number -** 2300000021

Owner Information

Owner Name: STEINERT STEPHANIE L **Use:** RESIDENTIAL
Mailing Address: 621B EDMONDSON AVE **Principal Residence:** YES
 BALTIMORE MD 21228-3304 **Deed Reference:** 1) /23919/ 48
 2)

Location & Structure Information

Premises Address **Legal Description**
 621 B EDMONDSON AVE .300 AC
 621 B EDMONDSON AVE
 960 FT SW GLENWOOD AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
101	2	2113					2	3	Plat Ref:	

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1907	1,320 SF	13,068.00 SF	06
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	68,000	91,100		
Improvements:	47,700	128,300		
Total:	115,700	219,400	184,832	219,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: PETTYJOHN JAMES L	Date: 05/31/2006	Price: \$190,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23919/ 48	Deed2:
Seller: BASE LINE CONSTRUCTION LLC	Date: 12/03/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17182/ 673	Deed2:
Seller: COUNTRY MORTGAGE LLC	Date: 04/05/2002	Price: \$105,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16283/ 532	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 01 **Account Number -** 2300000020

Owner Information

Owner Name: LOTT SHARLENE **Use:** RESIDENTIAL
Mailing Address: 621A EDMONDSON AVE **Principal Residence:** YES
 BALTIMORE MD 21228-3304 **Deed Reference:** 1) /13356/ 378
 2)

Location & Structure Information

Premises Address **Legal Description**
 621 A EDMONDSON AVE .212 AC
 SSR EDMONDSON AVE
 950 FT SW GLENWOOD AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
101	2	2114					1	1	Plat Ref:	

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	1,056 SF	9,234.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	50,300	98,300		
Improvements:	119,550	194,940		
Total:	169,850	293,240	210,980	252,110
Preferential Land:	0	0	0	0

Transfer Information

Seller: MUDGETT WILLIAM	Date: 12/08/1998	Price: \$160,000
Type: IMPROVED ARMS-LENGTH	Deed1: /13356/ 378	Deed2:
Seller: MUDGETT WILLIAM	Date: 08/05/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12311/ 547	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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District - 01 Account Number - 2300000020



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



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

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Account Identifier: District - 01 **Account Number -** 2300000022

Owner Information

Owner Name:	AHMADI MAHMOUD MOTIA MONAVAR	Use:	RESIDENTIAL
Mailing Address:	621 EDMONDSON AVE BALTIMORE MD 21228-3304	Principal Residence:	YES
		Deed Reference:	1) /12920/ 679 2)

Location & Structure Information

Premises Address	Legal Description
621 EDMONDSON AVE	.382 AC SS EDMONDSON AVE 1000 FT SW GLENWOOD AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
101	2	2150					3	1	Plat Ref:	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	1,124 SF	16,639.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	52,150	100,150		
Improvements:	117,080	190,880		
Total:	169,230	291,030	209,830	250,430
Preferential Land:	0	0	0	0

Transfer Information

Seller: MUDGETT WILLIAM	Date: 06/09/1998	Price: \$140,800
Type: IMPROVED ARMS-LENGTH	Deed1: /12920/ 679	Deed2:
Seller: MUDGETT WILLIAM	Date: 08/05/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12311/ 541	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

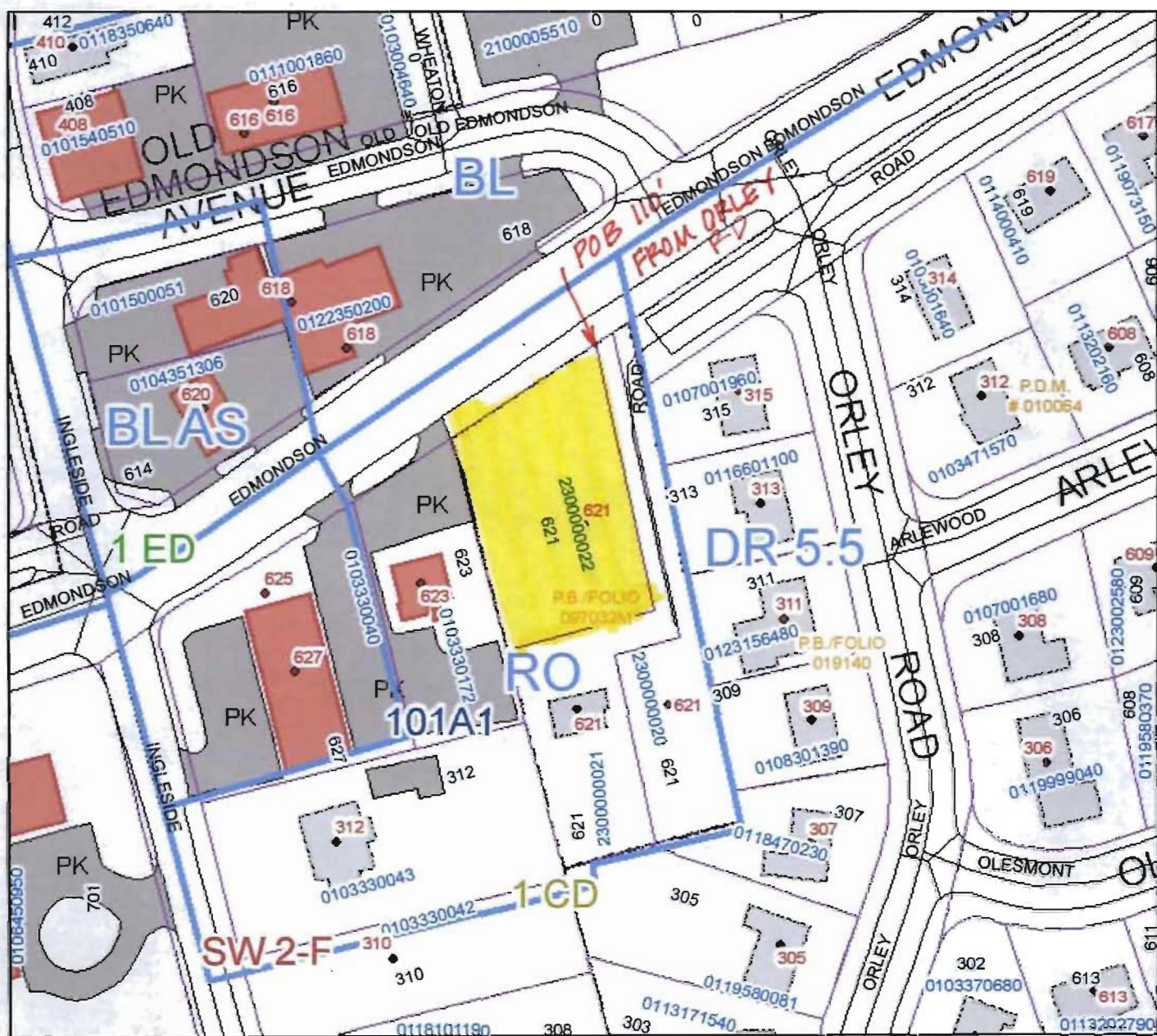
Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

621 Edmondson Ave



Publication Date: September 06, 2007
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



100 0 100 Feet

1 inch equals 100 feet

08-206-A

Case No.: 08-206-A 621 Edmondson Ave

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2	SUBDIVISION PLAT	
No. 3	Collectively Photo's of Existing Conditions	
No. 4	Letter of Support	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

#621 EDMONDSON AVENUE
VARIANCE PETITION LETTER OF ACKNOWLEDGEMENT

The owners, Monavar Motia and Mahmond Ahmadi, have discussed the need to file a Parking Variance for the above-referenced property. It is my understanding that the proposed General Office Use is permitted within the RO Zoning Classification. The owners have stated the need to meet parking requirements through the Variance Application.

I/WE have no objective to this request.

Sharlene Latt
#621A Edmondson Avenue (Lot 1)

10/13/07
Date

Stephanie Ahmed
#621B Edmondson Avenue (Lot 2)

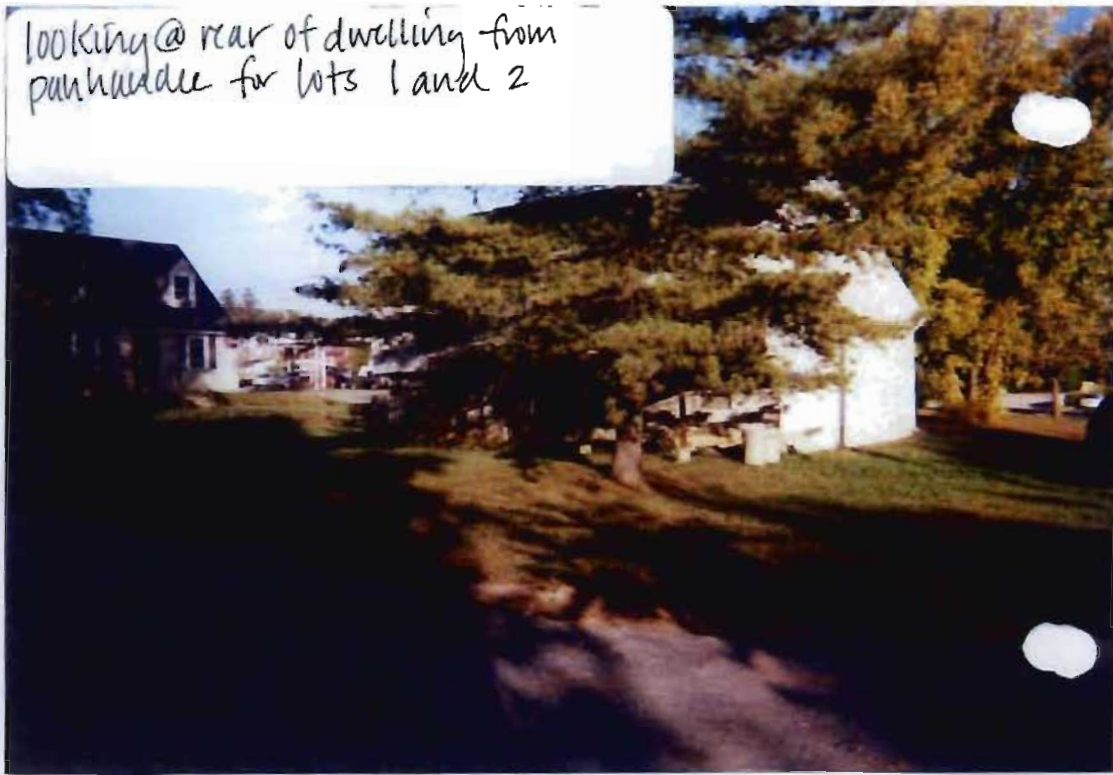
11/3/07
Date

PETITIONER'S

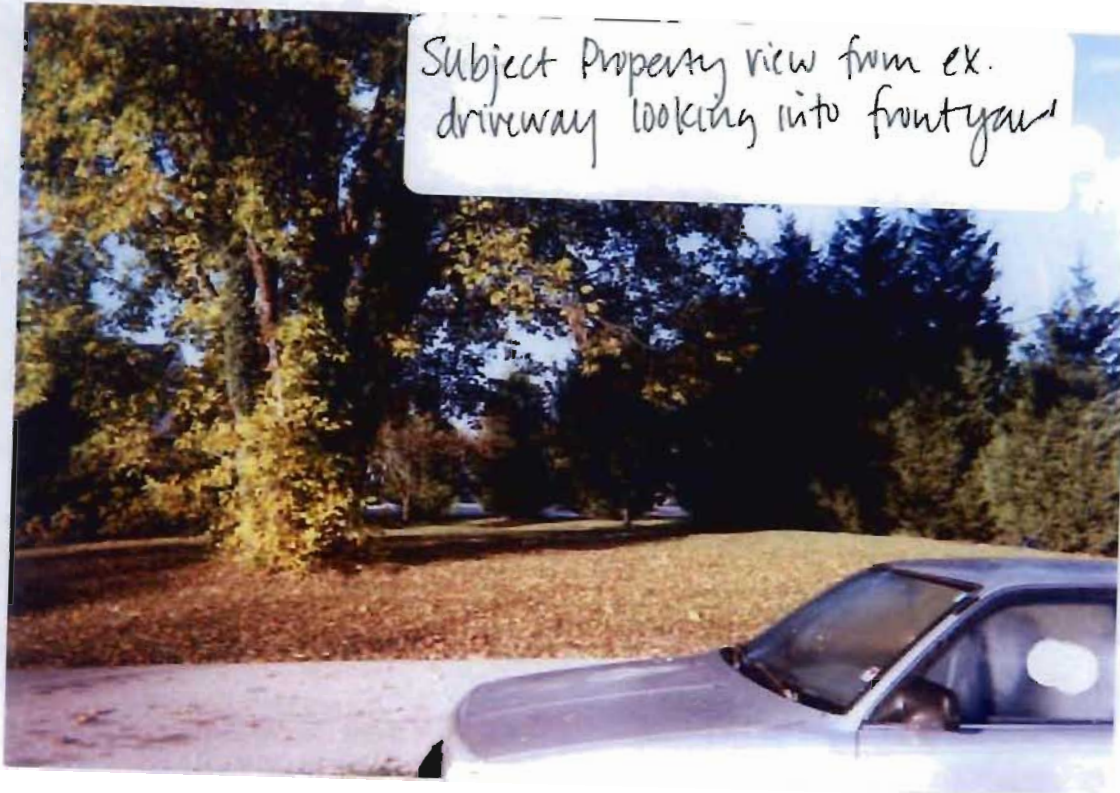
EXHIBIT NO.

4

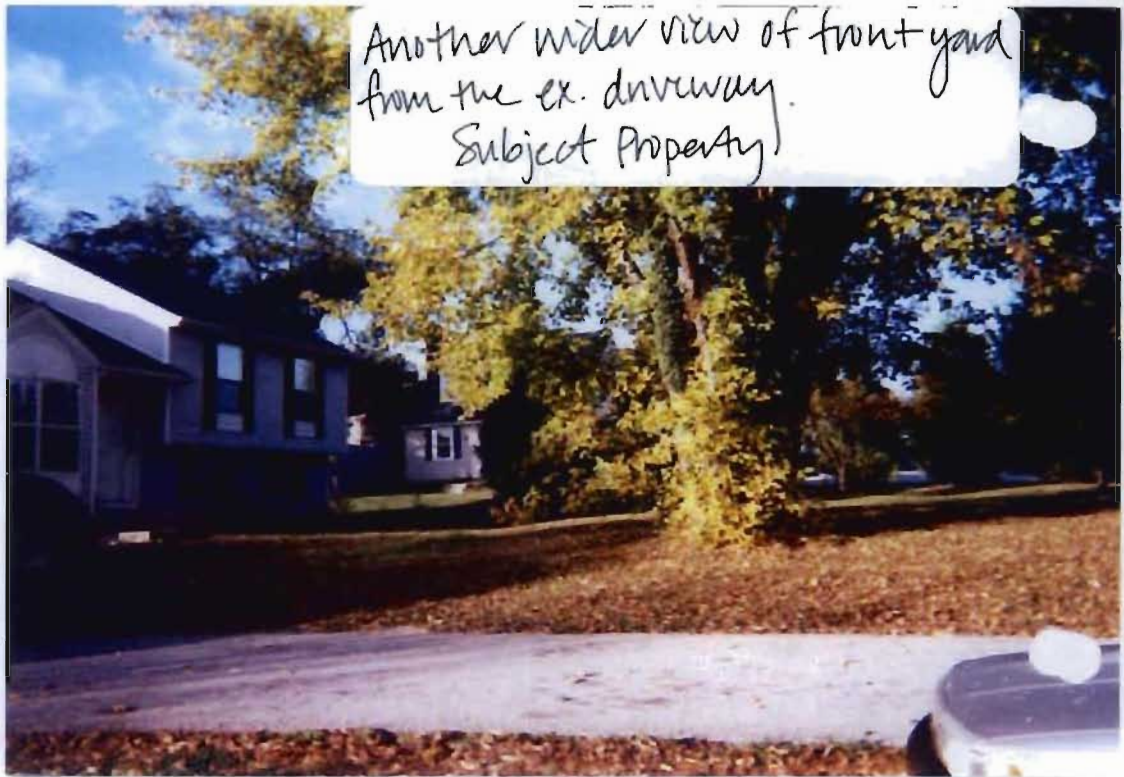
looking @ rear of dwelling from
panhandle for lots 1 and 2



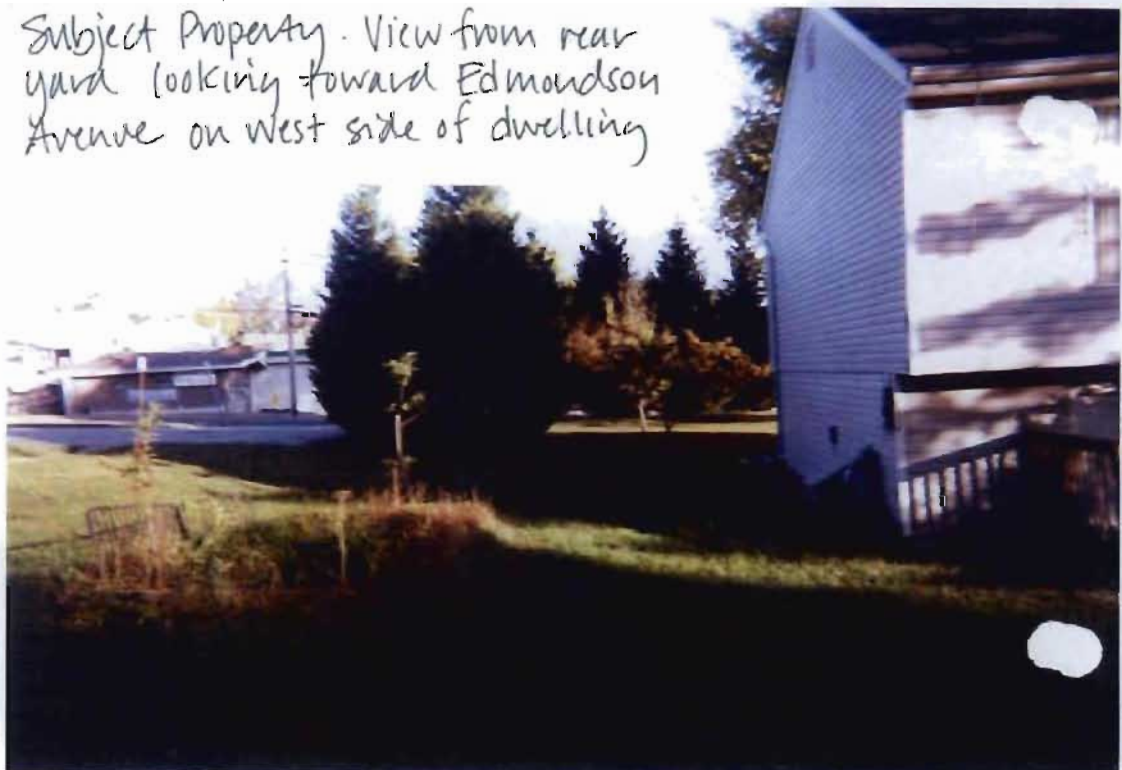
Subject Property view from ex.
driveway looking into front yard

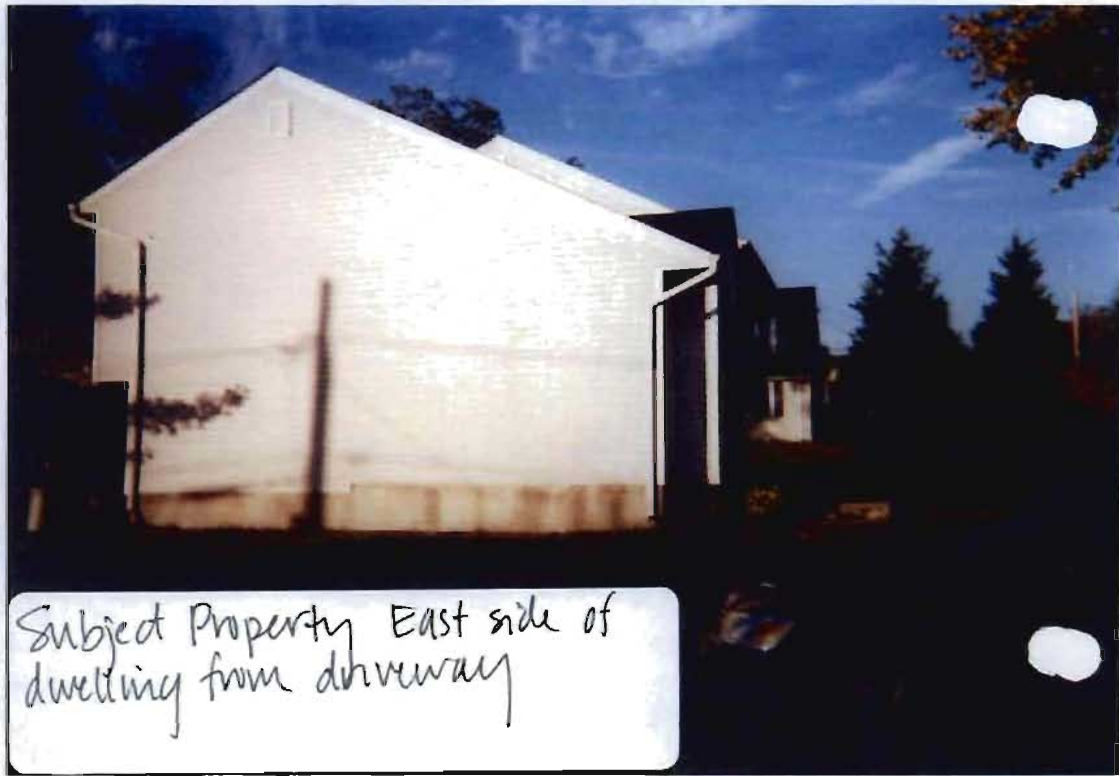


Another wider view of front yard
from the ex. driveway.
Subject Property)

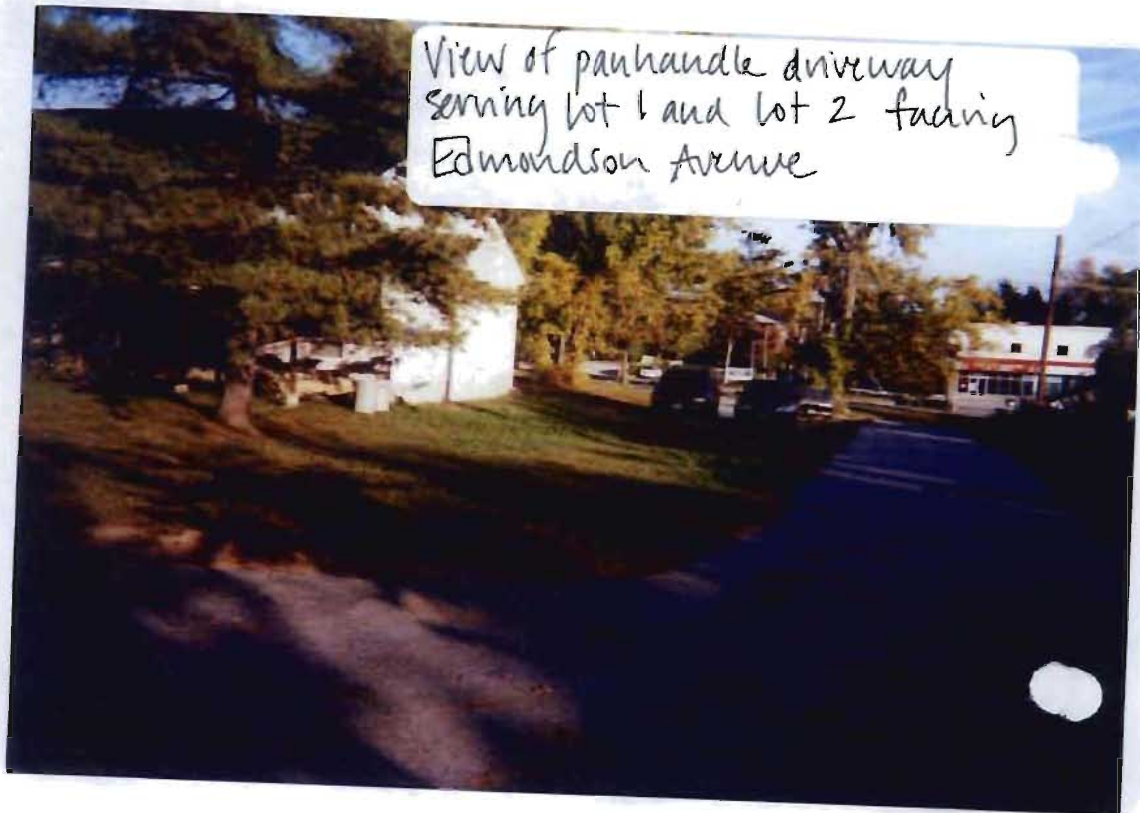


Subject Property. View from rear
yard looking toward Edmondson
Avenue on west side of dwelling





Subject Property East side of
dwelling from driveway

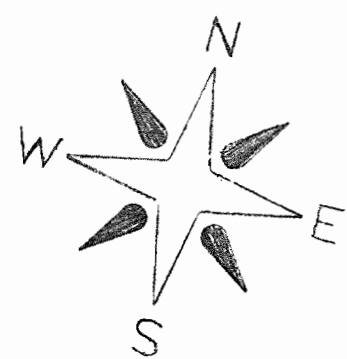
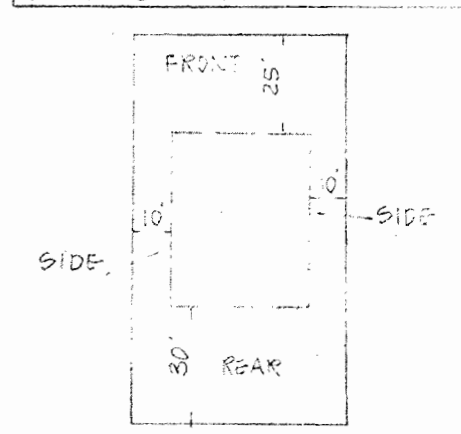


View of panhandle driveway
serving lot 1 and lot 2 facing
Edmondson Avenue



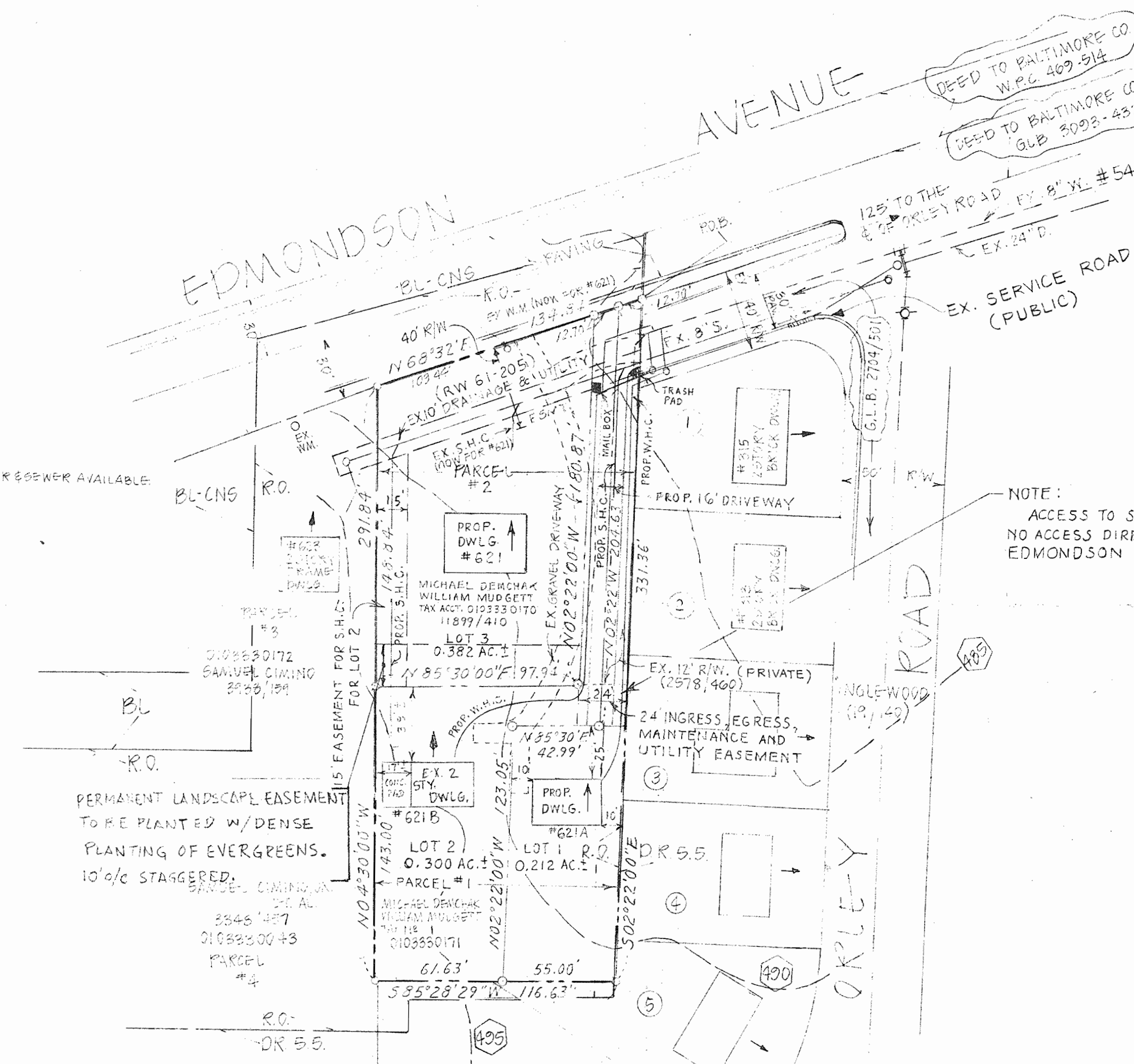
#621 Edmondson Avenue
View from Edmondson Avenue
3 - ^{Collectively} "Petitioner Existing Condition"

TYPICAL BUILDING ENVELOPE

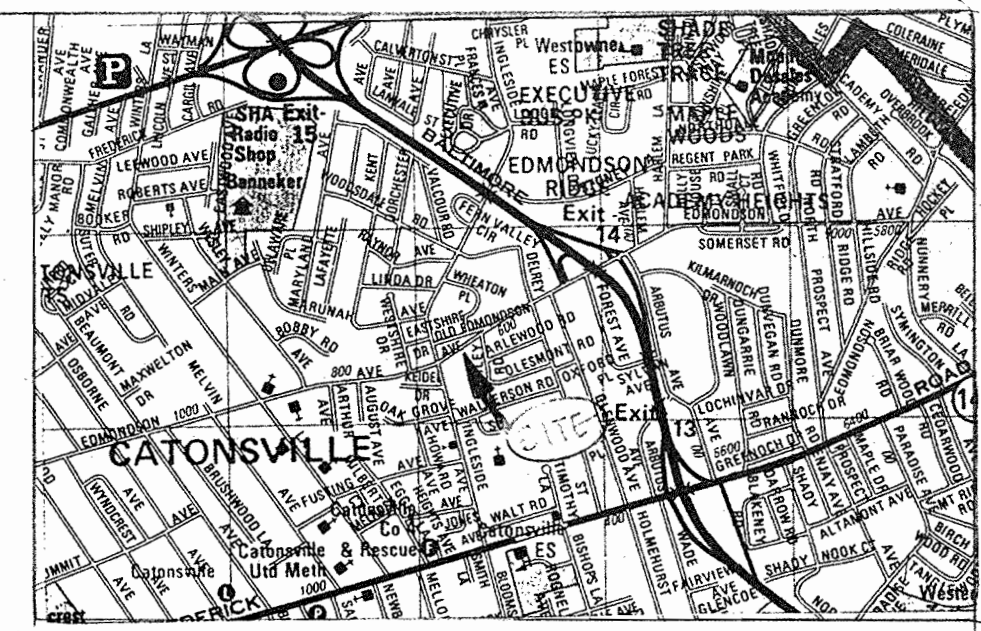


NOTES CONT'D.

26. THE PANHANDLE SHALL BE REMOVED WITHIN A YEAR OF THE REZONING OF THE FIRST COUNCILMANIC DISTRICT AND FROM THE REZONING OF THE SECOND COUNCILMANIC DISTRICT OF THE LAST LOT TO BE REZONED WITHIN THE SAME FIRST.
27. EXISTING NO. 2 STOP, SIGNALING TO REMAIN.
28. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS PROPERTY; PUBLIC WATER & SEWER AVAILABLE.
29. EXEMPT FROM RULES OF THE BOARD OF ZONING.
30. TAX MAP NO. 0103300043 PARCELS 2114 & 2115.
31. L.O.S. FEE WILL BE PAID IN VIEW OF LOCAL OPEN SPACE AREA.



NOTE:
ACCESS TO SERVICE ALL LOTS.
NO ACCESS DIRECTLY ONTO
EDMONDSON AVENUE.



VICINITY MAP SCALE: 1"=2000'
GENERAL NOTES

1. EXISTING ZONING: R.O.
2. GROSS AND NET ACREAGE: 0.894 AC ± PARCEL #1 & 2
3. NUMBER OF PROPOSED LOTS: 3
4. NUMBER OF LOTS ALLOWED: (5.5 X 0.894) = 4.917
5. MAP REFERENCE: 5W2F
6. CENSUS TRACT: 4003
7. COUNCILMANIC DISTRICT: 1
8. REGIONAL PLANNING DISTRICT: 324B
9. SCHOOL DISTRICT: 61 CATONSVILLE
10. WATER-SHED: 30/25
11. SUBDIVISION: 71
12. CHEESAPEAKE BAY CRITICAL AREA: NO
13. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
14. HOUSE TYPE MUST BE APPROVED BY THE OFFICE OF PLANNING AND ZONING. THE HOUSE TYPE MUST BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD IN SIZE, HEIGHT, MATERIALS AND STYLE.
15. SOIL TYPE (S): CID MAP NO. 43
16. EXISTING USE OF PROPERTY: SINGLE FAMILY DWELLING
17. PROPOSED USE OF PROPERTY: SINGLE FAMILY DWELLING
18. THE PROPOSED LOTS ARE FOR SINGLE FAMILY USE FOR SALE ONLY.
19. THERE ARE NO STORM AND WETLANDS, BODIES OF WATER, SPRINGS OR SWAMP ON OR WITHIN 200' OF THIS SITE.
20. ALL SITE SURFACES MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT CREATING AN ADVANCE IN THE RECEIVING WATERWAY.
21. ALL INTERIOR AND EXTERIOR DRAINAGE SHALL BE ON THE PROPERTY.
22. ALL INTERIOR AND EXTERIOR DRAINAGE SHALL BE LIMITED TO 3' OF GRADE AREA AND SHALL NOT BE DISCHARGED THROUGH SEPTIC TANK AREAS WITHOUT CONTAMINATING OR CAUSING EROSION.
23. HOUSE DRAINAGE SHALL BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRAINAGE WHEN FEASIBLE.
24. ADJUTANT SURFACES ON OR IN PARCELS AND/OR LOTS WILL REQUIRE A DRAINAGE MANAGEMENT CONTROL FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
25. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERS SINCE MAY 20, 1954. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE OPEN AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RELOCATED OR REDESIGNED AS OPEN SPACE OR AREA TO SUPPORT ANY OFFSITE DEVELOPMENT.
26. ZONING HISTORY: NONE

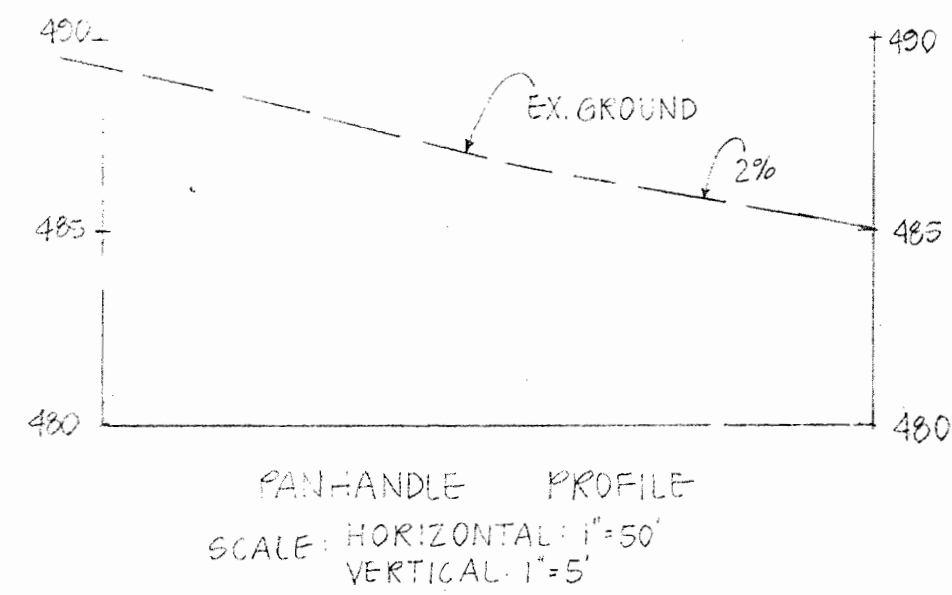
MINOR SUBDIVISION
DEMCHAK & MUDGETT PROPERTY
#621, #621A & #621B EDMONDSON AVENUE

ELECTION DISTRICT NO. 1
BALTIMORE COUNTY, MD
SCALE: 1"=50'
MAY 1, 1997
REVISED 6-9-1997 REVISED JULY 3, 1997

BALTIMORE COUNTY MINOR SUBDIVISION PROJECT NO. 97032M	
DEVELOPMENT REGULATIONS	
☐ EXEMPT FROM DIVISION 2	☐ PANHANDLE EXEMPT FROM SECTION 26-202 & 26-206
☐ APPROVED	☐ DISAPPROVED
BY: <i>[Signature]</i>	DATE: 07/31/97
BY: <i>[Signature]</i>	DATE: 8/1/97

PETITIONER'S
EXHIBIT NO. 2

OWNER: MICHAEL DEMCHAK & WILLIAM MUDGETT
312 INGLEWOOD AVE
BALTIMORE, MD 21228
TAX ACCT. NO. 0103300173 (PARCEL 2114)
TAX ACCT. NO. 0103300171 (PARCEL 2115)
DEED REF. 11877/410
PHONE (410) 719-1241



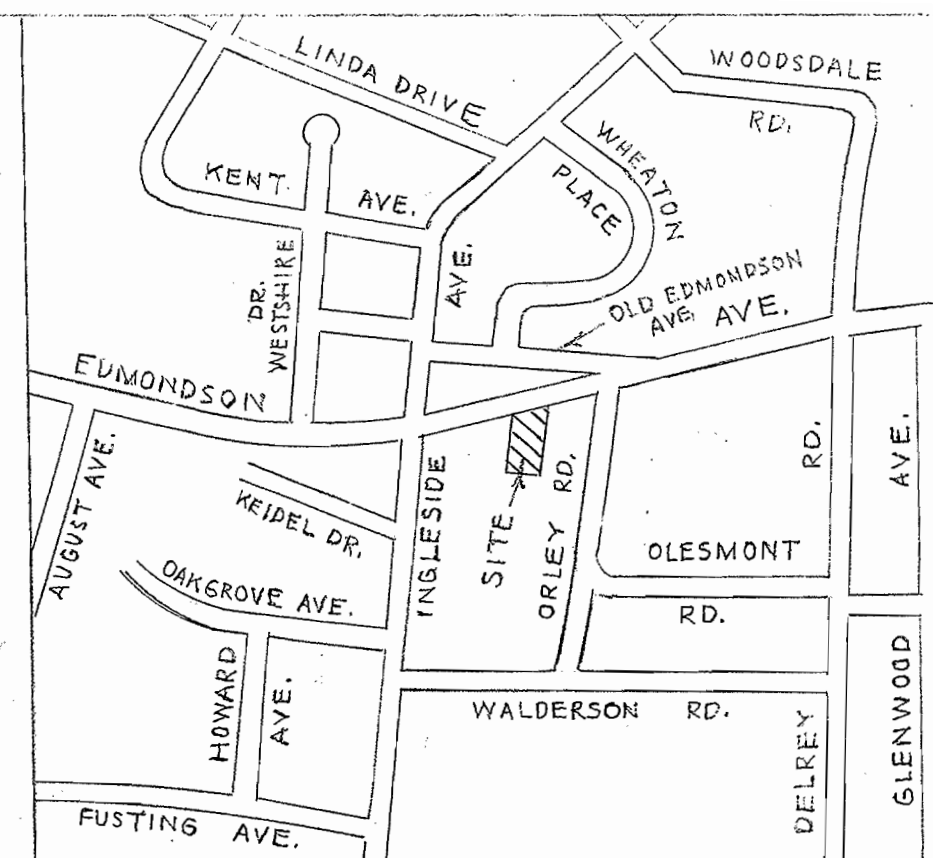
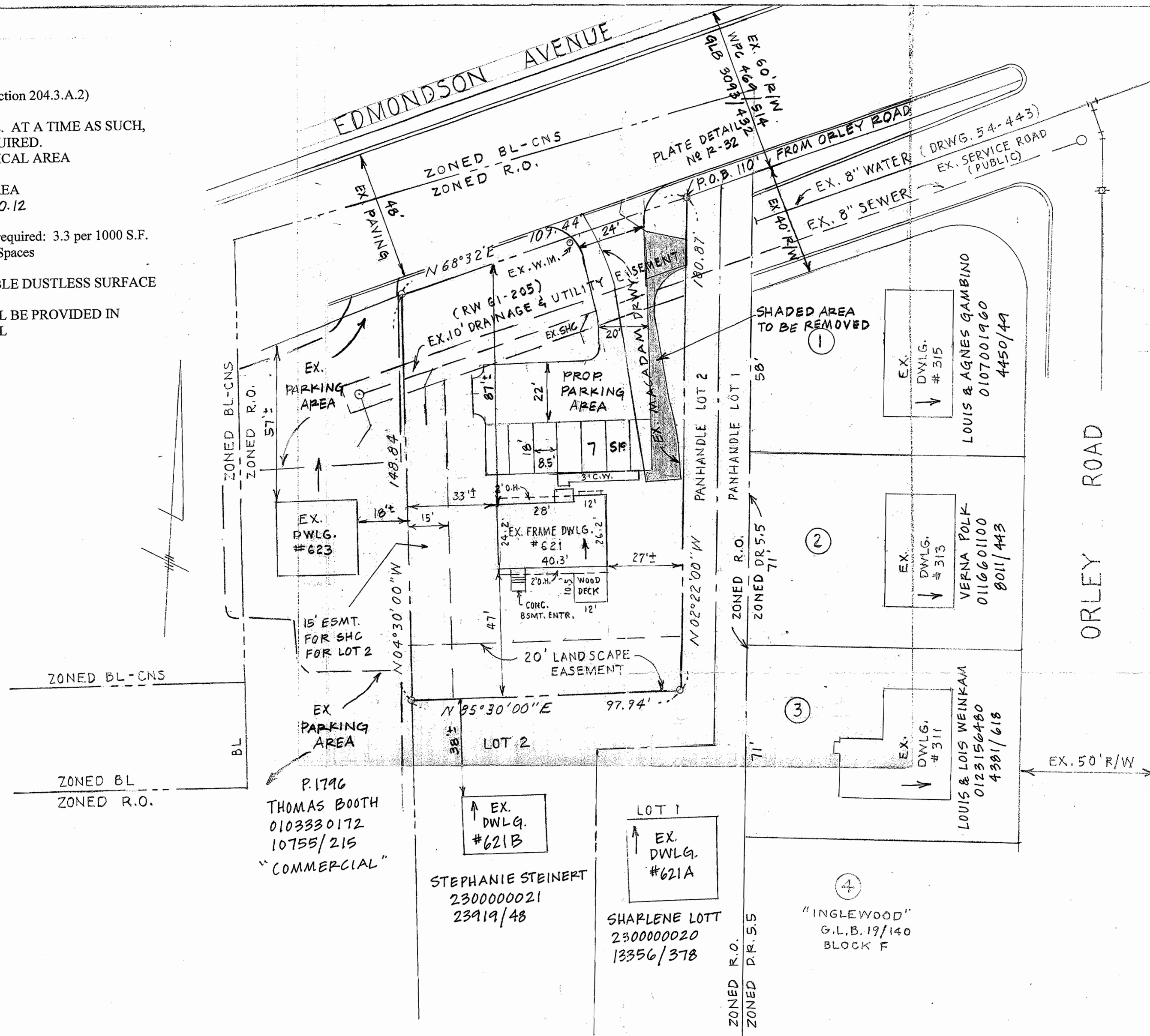
PANHANDLE PROFILE
SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

#96-7836

9597 (NEW NO.)

GENERAL NOTES:

1. EXISTING ZONING: RO (101A1)
2. LOT AREA: 16,639 S.F. / 0.382 Ac ±
3. EXISTING USE: Residential
PROPOSED USE: General Office (Permitted under Section 204.3.A.2)
4. PRIOR ZONING HEARING: None
5. THERE ARE NO SIGNS PROPOSED AT THIS TIME. AT A TIME AS SUCH, COMPLIANCE WITH SECTION 450 WILL BE REQUIRED.
6. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
7. NOT LOCATED IN AN HISTORIC DISTRICT
8. NOT LOCATED IN A 100 YEAR FLOOD PLAIN AREA
9. FLOOR AREA RATIO: 2,080 S.F. / 16,639 S.F. = 0.12
10. NO AMENITY OPEN SPACE REQUIRED
11. PARKING CALCULATIONS: General Office Space required: 3.3 per 1000 S.F.
PARKING REQUIRED: 2080 S.F. x 3.3/1000 = 6.86 Spaces
PARKING PROPOSED: 7 Spaces
12. PARKING LOT MUST BE PAVED WITH A DURABLE DUSTLESS SURFACE AND STRIPED.
13. DESIGN SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL



VICINITY MAP
SCALE: 1"=500'

Michael J. ...



OWNER: MAHMOND AHMADI
MONAVAR MOTLA
621 EDMONDSON AVENUE
BALTIMORE MD 21228-3304
(410) 719-7920
TAX MAP: 101 GRID: 2 PARCEL: 2150
TAX ACCT. NO. 2300000022
DEED REF.: 12920 / 679

PLAN TO ACCOMPANY VARIANCE PETITION
#621 EDMONDSON AVENUE
LOT 3
"MINOR SUBDIVISION No. 97032M"
DEMCHAK & MUDGETT PROPERTY
ELECTION DISTRICT NO. 1 C1
BALTIMORE COUNTY, MD
SCALE: 1" = 30'
OCTOBER 16, 2007
IOR NO. 9597
PETITIONER'S

site **rite** SURVEYING, INC.
200 E. JOPPA ROAD RM. 101
TOWSON, MARYLAND 21286
PHONE: 410-828-9060
FAX: 410-828-9066