

IN RE: **PETITION FOR SPECIAL HEARING**  
NW/S of Gateshead Road, 600' SW c/line of  
Seminary Avenue  
**(1308 & 1312 Gateshead Road)**  
9<sup>th</sup> Election District  
3<sup>rd</sup> Council District

Edward A. Meekins &  
Dr. Mehrdad M. Massumi,  
*Legal Owners*

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF  
\* BALTIMORE COUNTY  
\* **Case No. 2009-0120-SPH**

\* \* \* \* \*

**ORDER OF DISMISSAL**

This matter was scheduled for a public hearing before the undersigned Zoning Commissioner on January 13, 2009 for consideration of a Petition for Special Hearing filed by the legal owners of the property, Edward A. Meekins & Dr. Mehrdad M. Massumi. The Petitioners sought special hearing relief pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a non-density transfer of 0.79 acres (from Meekins to Massumi) and a lot line adjustment.

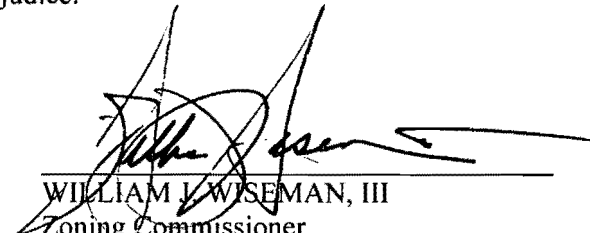
Appearing at the requisite public hearing in support of the request were Dr. Massumi and G. Dwight Little, PE, and Aaron Kensinger, with Little & Associates, Inc., the engineering firm that prepared the site plan. Appearing on behalf of Edward Meekins were Debra A. Moy (Meekins), Karen E. Benckini (Meekins), and her husband, Todd Benckini. Also appearing either in opposition or as interested citizens were adjacent and nearby neighbors and included the following: John Koelbel and David Koelbel, Elizabeth O. Johnson, Robert Von Lunz, a representative from the Hampton Improvement Association, Deborah Mangione, and Geraldine S. Hamed. It is to be noted that a letter in opposition to the request was received from Douglas G. Ober, President of the Hampton Improvement Association.

At the conclusion of the hearing and with the concurrence of all parties, this matter was continued for a period of six (6) months to allow the parties time to discuss such matters as the competency of the legal owner of 1308 Gateshead Road to transfer the subject land, to delineate the amount of land to be transferred and, if necessary, to review the legal rights of Dr. Massumi, who has in the past expended what appears to be large sums of money in clearing and landscaping the property in anticipation of the

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Date 1-13-09  
By [Signature]

described transfer. It was indicated by the undersigned that the parties should return only if they had achieved a "meeting of the minds" as this Commission is not empowered to resolve real property disputes. There being no verbal or written communication received from the Petitioner(s) during the six-month period following the hearing, the relief requested shall hereby be dismissed without prejudice.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11<sup>th</sup> day of June 2009, that the Petition for Special Hearing filed, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a non-density transfer and a lot line adjustment, be and is hereby DISMISSED without prejudice.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

- c: Dr. Mehrdad M. Massumi, 1312 Gateshead Road, Towson, MD 21286  
Edward A. Meekins, 1308 Gateshead Road, Towson, MD 21286  
G. Dwight Little, PE & Aaron Kensinger, Little & Associates, Inc., 1055 Taylor Avenue, Suite 307, Towson, MD 21286  
Debra A. Moy (Meekins), 1103 Walnut Wood Road, Hunt Valley, MD 21030  
Todd A. Benckini and Karen E. Benckini (Meekins), 2 Quaker Court, Sparks, MD 21152  
John Koelbel and David Koelbel, 521 East Seminary Avenue, Towson, MD 21286  
Elizabeth O. Johnson, 600 East Seminary Avenue, Towson, MD 21286  
Robert Von Lunz, 524 East Seminary Avenue, Towson, MD 21286  
Deborah Mangione, 1315 Westellen Road, Towson, MD 21286  
Geraldine S. Hamed, 523 East Seminary Avenue, Towson, MD 21286  
Douglas G. Ober, President, The Hampton Improvement Association, P.O. Box 9735, Baltimore, MD 21284  
People's Counsel; File

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JUN 11 2009  
3



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1308 & #1312 GATESHEAD ROAD  
which is presently zoned DR-1

(This petition must be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

a non-density transfer and a lot line adjustment

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Edward Meekins

Name - Type or Print

Signature

Dr. Mehrdad Michael Massumi

Name - Type or Print

Signature

410-825-4224

#1308 & 1312 Gateshead Road

410-825-5905

Address

Telephone No.

Towson

MD

21236-1346

City

State

Zip Code

## Representative to be Contacted:

Aaron Kensinger, Little & Associates, Inc.

Name

1055 Taylor Ave, Suite 307

410-296-1636

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No. 2009-0120-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By

Date

10/29/08

ORDER RECEIVED FOR FILING

Date 6-11-09

By [Signature]

October 10, 2008

ZONING DESCRIPTION FOR  
#1312 GATESHEAD ROAD

Beginning at a point on the west side of Gateshead Road, which is 50 feet wide, at the distance of 600 feet southwest of the centerline of the nearest improved intersecting street, Seminary Avenue, which is 60 feet wide. Being Lot #36 in the subdivision of Hampton as recorded in Baltimore County Plat Book L.McL.M. No. 9 folio No. 109, containing 2.748 acres. Also known as 1312 Gateshead Road and located in the 9<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.



Item # 0120

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. 239

Date: 10/24/08

**PAID RECEIPT**

ADDRESS: ACTUAL: TOL: TIME:  
 10/24/2008 10/24/2008 14:25:12  
 REV 0503 - WALKIN - R005 LEP  
 DR RECEIPT # 373909 10/24/2008 3.000  
 5 326 ZONING VERIFICATION  
 0. 02397  
 Recpt lot 945.00  
 945.00 CR 9.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 006  | 906  | 0000 |          | 6150           |             |          |         | 665    |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: 665

Rec From

For: Zoning hearing case # 2009-0120 SPH

**DISTRIBUTION**

WHITE - CASHIER    PINK - AGENCY    YELLOW - CUSTOMER    GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

BW  
1-13-09

# 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: # 2009-0120-SPH

1308 & 1312 Gateshead Road  
N/west side of Gateshead  
Road, 600 feet s/west of  
centerline of Seminary Avenue  
9th Election District  
3rd Councilmanic District

Legal Owner(s): Edward Meekins, Dr. Massumi

Special Hearing: for a non-density transfer of 0.791 acres and a lot line adjustment.

Hearing: Tuesday, January 13, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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 12/824 Dec. 30 191414

# CERTIFICATE OF PUBLICATION

1/2/2009

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 12/30/2008.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 12/21/08

RE: Case Number: 2009-0120-SPH

Petitioner/Developer: Dr Michael Massumi

Date of Hearing/Closing: 1/13/09

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1308 + 1312 Gateshead Rd

The signs(s) were posted on 12/20/08  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

# ZONING NOTICE

CASE # 2009-0120-SPH

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

JEFFERSON BLDG, ROOM 104  
PLACE: 105 W. CHESAPEAKE AVE. TOWSON  
DATE AND TIME: TUES. JAN. 13 2009 2:20 PM  
REQUEST: SPECIAL HEARING FOR A NON-  
DENSITY TRANSFER OF 0.791 ACRES AND  
A LOT LINE ADJUSTMENT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391  
DO NOT REMOVE THIS SIGN AND POST UNTIL

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 30, 2008 Issue - Jeffersonian

Please forward billing to:

Dr. Mehrdad Michael Massumi  
1312 Gateshead Road  
Towson, MD 21236

410-825-5905

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## 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: 2009-0120-SPH**

1308 & 1312 Gateshead Road

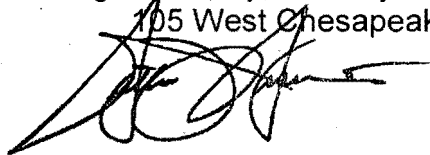
N/west side of Gateshead Road, 600 feet s/west of centerline of Seminary Avenue

9<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Edward Meekins, Dr. Massumi

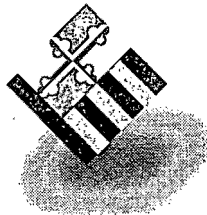
Special Hearing for a non-density transfer of 0.791 acres and a lot line adjustment.

Hearing: Tuesday, January 13, 2009 at 10:0 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake 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.



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

November 24, 2008  
TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

**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: 2009-0120-SPH**

1308 & 1312 Gateshead Road

N/west side of Gateshead Road, 600 feet s/west of centerline of Seminary Avenue

9<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Edward Meekins, Dr. Massumi

Special Hearing for a non-density transfer of 0.791 acres and a lot line adjustment.

Hearing: Tuesday, January 13, 2009 at 10:0 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Edward Meekins, Dr. Massumi, 1308 Gateshead Rd., Towson 21236  
Aaron Kensinger, 1055 Taylor Avenue, Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 29, 2008.**
- (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.

**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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2009-0120-SPH  
Petitioner: DR. MEHRDAD MICHAEL MASSUMI  
Address or Location: 1312 GATESHEAD ROAD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: DR. MEHRDAD MICHAEL MASSUMI  
Address: 1312 GATESHEAD ROAD  
TOWSON, MD 21236-1346  
  
Telephone Number: (410) 825-5905

## BALTIMORE COUNTY, MARYLAND

## Inter-Office Correspondence

RECEIVED  
NOV 21 2008

BY: \_\_\_\_\_

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 21, 2008

SUBJECT: Zoning Item # 09-120-SPH  
Address 1308 & 1312 Gateshead Road  
(Meekins/ Massumi Property)

Zoning Advisory Committee Meeting of November 3, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: JWL

Date: 11/21/08

S:\Devcoord\I ZAC-Zoning Petitions\ZAC 2009\ZAC 09-120-SPH 1308 1312 Gateshead Road.doc

BW 1/13 10AM

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 24, 2008

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

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BY: .....

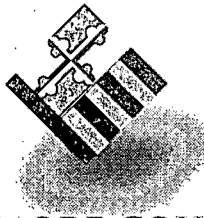
**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-120- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request for a non-density transfer of land provided the newly created lot is not for future subdivision.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

**Prepared By:** Curtis Murray

**Division Chief:** Alma Johnson  
CM/LL



**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 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 03, 2008

Item Numbers: Item Number 0109 through 0125<sup>120</sup>

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

**BALTIMORE COUNTY, MARYLAND**

Inter-Office Correspondence

**TO:** File

**DATE:** January 13, 2009

**FROM:** William J. Wiseman, III  
Zoning Commissioner

**SUBJECT:** **Petition for Variance** SPH  
N/ Side of Gatehead Road, 600' S/ of c/line of Seminary Avenue  
**(1308 & 1312 Gateshead Road)**  
9th Election District – 3<sup>rd</sup> Council District  
Edward Meekins & Dr. Massumi - Petitioners  
**Case No. 2009-0120-SPH**

This matter has been continued for a period of up to six (6) months (June 15<sup>th</sup>) to allow the parties time to discuss such matters as the competency of the property owner (Meekins) to transfer the land, to determine what will be transferred and the review of legal rights of Dr. Massumi, who has expended what appears to be large sums of money in clearing and landscaping the property.

I indicated that the parties should return only if they have a “meeting of the minds” and that the property should be reposted. I also informed all parties that this office would send out a letter if a new date is assigned.

WJW:dlw

c: Kristen Matthews, DPDM

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
1308 & 1312 Gateshead Road; NW/S of  
Gateshead Rd, 600' SW c/line Seminary Ave\* ZONING COMMISSIONER  
9<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts  
Legal Owner(s): Edward Meekins & \* FOR  
Mahrdad Massumi  
Petitioner(s) \* BALTIMORE COUNTY  
\* 09-120-SPH

\* \* \* \* \*

**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.

RECEIVED

NOV 12 2008

-----

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

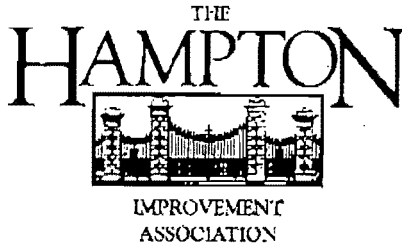
I HEREBY CERTIFY that on this 12<sup>th</sup> day of November, 2008, a copy of the foregoing Entry of Appearance was mailed to Aaron Kensigner, Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, Md 21286, Representative for Petitioner(s).

*50 Ave →  
to add daughter*

*Peter Max Zimmerman*

*DN. wanted -*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



January 12, 2009

Mr. William Wiseman  
Zoning Commissioner's Office  
Baltimore County  
FAX #410.887.3468

Re: Case #2009-0120-SPH Meekins/Massumi

Dear Mr. Wiseman:

I am writing to you as President of the Hampton Improvement Association with regard to the above-referenced case – a proposed transfer of a sizeable piece of property requiring a lot line adjustment by the County. The Hampton Improvement Association represents the entire community of Hampton, which includes both of the properties involved. The Association has received a number of inquiries concerning this matter and would like to go on record as being opposed to the lot line adjustment. Two representatives of the Association will be in attendance at the meeting tomorrow; I am unfortunately otherwise detained. Those two individuals are Mary Ellen Pease and Robert von Lunz. My understanding is that several of the property owners adjacent to those involved, who are also members of the Association, will also be present.

The two properties involved in this case are both large lots, set back far from the road on which they front, Gateshead Road. There does not appear to be a logical need on the part of Dr. Massumi to acquire additional land from Mr. Meekins except to construct additional outbuildings. With the approval of the Hampton Improvement Association, Dr. Massumi has already constructed a large outbuilding and a second entrance to his property, with several parking pads and patios. The property proposed to be purchased is currently open land in keeping with the surrounding properties and the general openness of Hampton, as laid out by Mr. Ridgely many years ago. With very few exceptions, the lot lines in Hampton remain as originally laid out. Most of the exceptions I am aware of were made in order to preserve the open land adjacent to properties. The Hampton Improvement Association believes that the precedent set by a lot line adjustment such as is proposed may be repeated in the future to the detriment of the entire community.

There are other issues related to the proposed transaction which have come to light that may or may not be of interest to the Commission. Mr. Meekins is an elderly gentleman who is not in the best of health and has expressed some confusion about the details of the transaction. While this would in no way be considered an arms-length transaction, it appears from other land transactions in the area that he is selling his property at a very low price. There is a question in many people's minds, including that of his daughter, as to whether he is being taken advantage of by Dr. Massumi. I understand that Mr. Meekins' daughter tried to have the hearing canceled but was unsuccessful as she was not

an applicant. I would only ask that the Commission be sure both parties to the case are fully aware of the consequences of the lot line adjustment.

In addition, you will no doubt hear from Dr. Massumi's neighbors, Mrs. Hamed and Mr. Koebel, that he has been rather cavalier about their property rights and landscaping. I have had numerous complaints about this issue and am concerned that, once Dr. Massumi acquires the property from Mr. Meekins, he may take advantage of his situation to impact the rest of Mr. Meekins' property. I have not discussed this issue with Dr. Massumi, so I do not have his version of the stories, but he has infuriated his neighbors. Again, this is not likely to be something that the Commission can take into consideration, but may be worth noting.

Thank you very much for reviewing this material. Once again, I apologize for not being able to attend the meeting to express the Association's objections and hope that this letter addresses them sufficiently.

Sincerely,

Douglas G. Ober  
President

**EDWARD A. MEEKINS  
1308 GATESHEAD ROAD  
TOWSON, MARYLAND 21286**

August 31, 2008

Dr. Michael Mehrdad Massumi  
Ms. Eileen H. Massumi  
1312 Gateshead Road  
Towson, Maryland 21286-1346

Re: Encroachments into my yard

Dear Mr. & Mrs. Massumi:

I write this letter with reluctance as we have been neighbors for nearly ten years and I wish to continue to be a good neighbor.

That said, your recent encroachments into my property are not acceptable.

You inquired about my selling a certain area of ground from my side yard to you for purposes of expanding your yard size. There was never any agreement on any such conveyance or the like. Nor was there any consideration of how matters of County government zoning and subdivision or matters of the homeowner's association covenants and the plat could be addressed. At best, our discussion could be characterized as preliminary. Again there was no agreement.

You commenced to 'clean up' and plant new landscaping on my property substantially in the area you had expressed an interest in. You then proceeded to go far beyond that area and continue to landscape further onto my property. I had not objected to this out of an overwhelming desire to be a good neighbor and I assume you knew well that you were improving my lot without any promise or legal agreement.

That matter of the bushes, newly planted in my rear yard (as opposed to the side yard), was again, never the subject of our discussions, and I ask that you promptly remove and relocate those bushes to beyond my rear property boundary (past the utility lines).

Additionally, this letter confirms that in all instances you come on and improve my property at your own risk. You do not own that property nor will you acquire any interest in it (through adverse possession or otherwise) unless we reach some future agreement and move to effectuate that agreement.

Letter to Dr. and Mrs. Massumi  
August 31, 2008  
Page 2

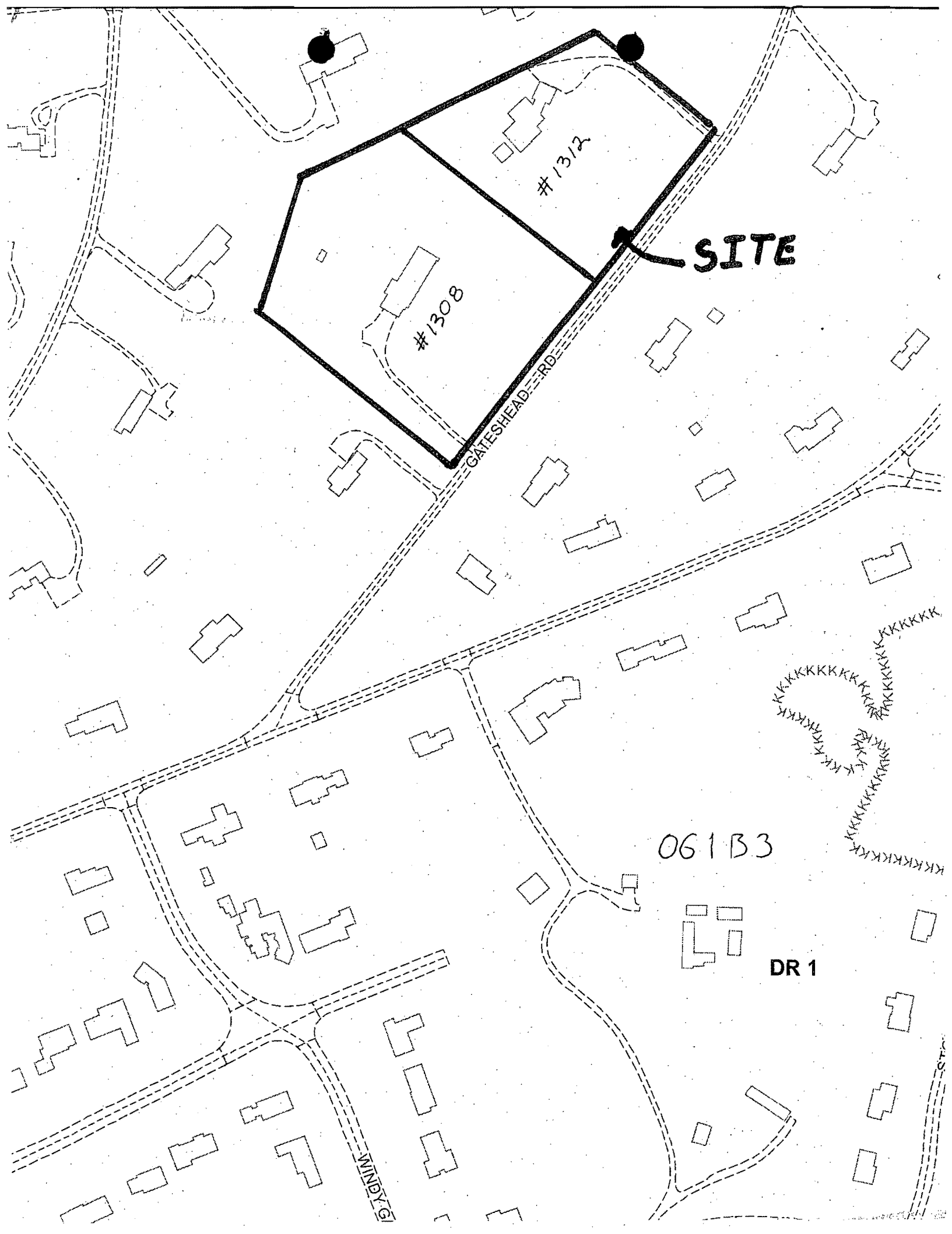
I hope that we will continue to be good neighbors; please promptly remove the bushes to the rear, including relocating the picnic table from my lot. I look forward to a response to this letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward A. Meekins", with a horizontal line extending from the end of the signature.

Edward A. Meekins

EAM:sdk



#1312

#1308

SITE

GATESHEAD RD

WINDY G

061 B3

DR 1

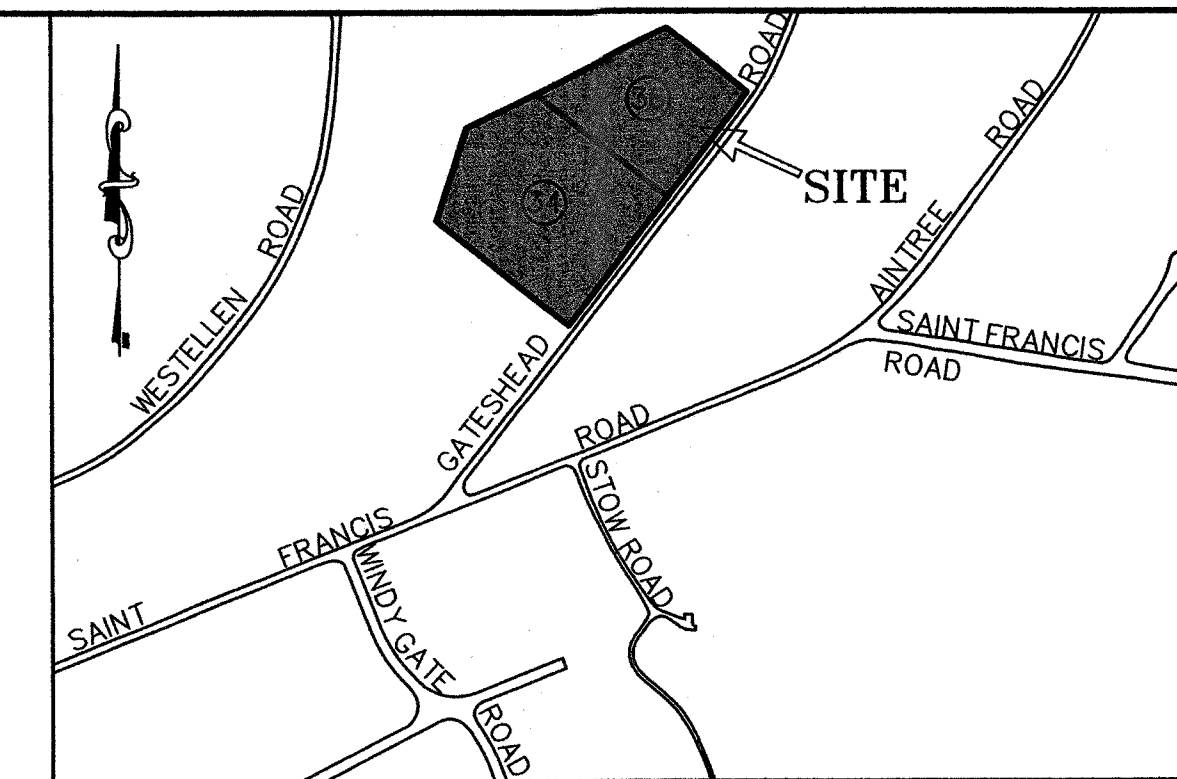
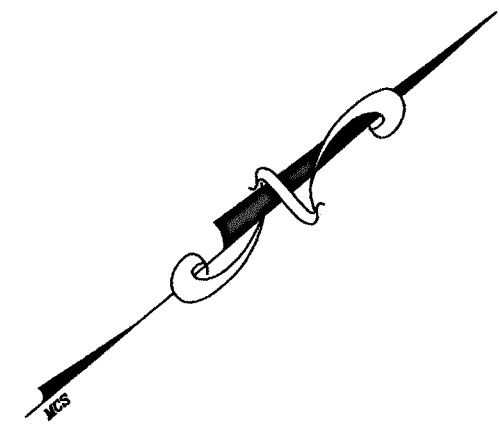
Frederick's Amossoni  
CASE NAME 2009-0120-SP-114  
CASE NUMBER \_\_\_\_\_  
DATE 1-13-09

[illegible]

CASE NAME Amekins Amaguni  
CASE NUMBER 2009-0120-SPH  
DATE 1-13-09

CASE NAME Amekins Amaguni  
CASE NUMBER 2009-0120-SPH  
DATE 1-13-09

[illegible]



VICINITY MAP

SCALE: 1" = 500'

SITE DATA

SITE AREA: LOT 36 2.89 AC± OR 125,888 SQ.FT.  
LOT 34 4.37 AC± OR 190,357 SQ. FT.

ZONING MAP: 61B3

EXISTING ZONING: DR 1, 200 SCALE MAP 061B3

EXISTING USE: RESIDENTIAL

EXISTING WATER: PUBLIC

EXISTING SEWER: SEPTIC (PRIVATE)

EXISTING USE: RESIDENTIAL

OWNERS: LOT 36  
MASSUMI, MEHRDAD MICHAEL  
MASSUMI, EILEEN H  
1312 GATESHEAD ROAD  
TOWSON, MD 21236-1346  
TEL: 410-825-5905  
DEED: 13277/367  
TAX ACCOUNT NO. 0912000330

LOT 34  
MEKINS, EDWARD A.  
MEKINS, MARY E.  
1308 GATESHEAD ROAD  
TOWSON, MD 21236-1346  
TEL: 410-825-4224  
DEED: 3562/409  
TAX ACCOUNT NO. 0913402690

TAX MAP NO. 61 GRID 15 PARCEL 303  
PLAT: 9/109  
CENSUS TRACT: 4901.00

GENERAL NOTES:

- 1) THERE ARE NO KNOWN PRIOR ZONING CASES FOR THIS SITE.
  - 2) SUBJECT PROPERTY IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN  
FEMA MAP #400100265F.
  - 3) THERE ARE NO KNOWN HISTORICAL SITES ON THE SUBJECT PROPERTY.
- 1) PRIOR ZONING CASE 05-066-A Applies to Lot 36.

LEGEND

|                         |        |
|-------------------------|--------|
| EXISTING SPOT ELEVATION | 136.28 |
| PROPOSED SPOT ELEVATION | 136X3  |
| EXISTING WOODS          |        |
| PROPERTY BOUNDARY       |        |
| RIGHT-OF-WAY            |        |
| EASEMENT                |        |
| OVERHEAD WIRE           |        |
| TO BE REMOVED           | (TBR)  |
| PROPOSED LOT LINE       |        |

| LOT AREAS |             |            |
|-----------|-------------|------------|
| LOT #     | AREA BEFORE | AREA AFTER |
| 34        | 4.624 AC.   | 3.833 AC.  |
| 36        | 2.748 AC.   | 3.539 AC.  |

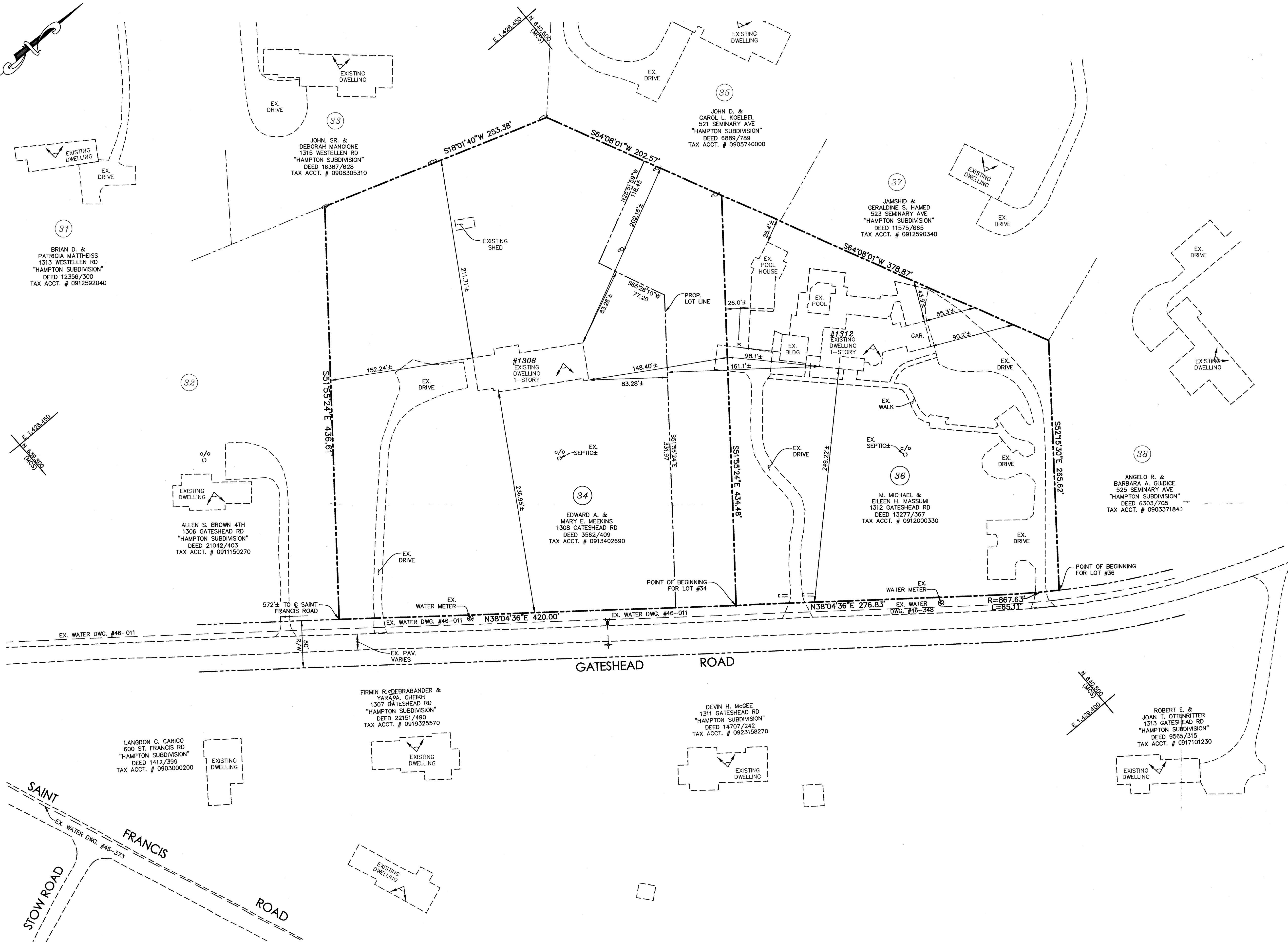
*RJ*  
#2009-0120-SPH

PLAN TO ACCOMPANY  
SPECIAL HEARING  
LOTS 34 AND 36 OF  
THE HAMPTON SUBDIVISION  
1308 GATESHEAD ROAD  
1312 GATESHEAD ROAD

DISTRICT 09c3  
SCALE: AS SHOWN

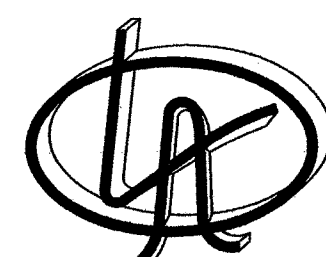
BALTIMORE COUNTY, MD  
OCTOBER 3, 2008

08233A



PLAN

SCALE: 1"=50'



LITTLE & ASSOCIATES, INC.  
ENGINEERS~~LAND PLANNERS~~SURVEYORS  
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TOWSON, MARYLAND 21286  
PHONE: (410)296-1636 FAX: (410)296-1639