

IN RE: PETITION FOR VARIANCE

W side of Harberson Road; 170 feet S
of the c/l of Woodbridge Road
1st Election District
1st Councilmanic District
(1424 Harberson Road)

Sultana Nayyer and Ahmed Nadeem
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2010-0240-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, Sultana Nayyer and Ahmed Nadeem. Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open carport addition with a side yard setback of 2 feet in lieu of the required 7.5 feet. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioner Ahmed Nadeem, Amir Shahzad, a cousin who is helping the Petitioner through the variance process, and Dennis Leach of 1422 Harberson Road. Mr. Leach is the neighbor located on the same side as the carport and he is supportive of the Petitioner's request. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is square shaped, contains 7,952 square feet and is zoned D.R. 5.5. The property is located on the west side of Harberson Road and south of the centerline of Woodbridge Road in the Catonsville area of the County. As depicted on the site plan and shown in the photographs that were marked and

ORDER RECEIVED FOR FILING

Date 6.14.10

By ms

accepted into evidence as Petitioner's Exhibits 1 and 4, respectively, the property is improved with a one-story brick dwelling containing 1,140 square feet and the subject carport. According to tax records, the dwelling was constructed in 1965 and the Petitioner and his wife have resided at the property since 2004. The property was platted as "Section 8 – Westview Park" subdivision in May, 1965 (Petitioner's Exhibit 2). The Petitioner did not realize a permit was needed and that there were setback requirements for a carport. He went to the Home Depot and spoke with staff there about erecting the carport, what kind of footers and posts were needed, but was never told of the zoning and permit requirements. However, as a result of an anonymous complaint, a Code Inspector observed the property on February 2, 2010 and issued a Correction Notice for the construction of a detached carport on the side of the dwelling, constructed within the setback, and for failure to obtain building permit.¹ As a result, the Petitioner filed the instant request for variance relief.

Petitioner and his wife desire the carport because it will provide shelter when entering and exiting the residence and keep their vehicles out of the elements. The carport was erected on the only side of the property that is practical because that is where the driveway entrance and parking pad are located. Driveways in the neighborhood run from the street up the side yard and very close to the adjoining property line. Petitioner submitted photographs of the neighborhood that show similar structures (Petitioner's Exhibits 4A-4J).

Mr. Leach appeared as an interested citizen and lives directly adjacent to Petitioner's property, on the side where the carport is located. Mr. Leach indicated that he is supportive of Petitioner's choice for the location of the carport and agrees there really are not any other practical locations for the carport on the property.

¹ CO-0052802

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Date 6-14-10

By [Signature]

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 6, 2010 which indicates that the carport is already erected. It has a pitched roof and is completely open on all four sides. Although the appearance of the carport is attractive, it is situated very close to the side property line. If the variance is granted, it should be conditioned that the carport remains a completely open structure. The enclosure of any sides with walls or screens shall be prohibited.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The backyard to the adjacent property to the rear is elevated, so it would also be impractical to construct the carport in the rear yard. I further find that the imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district. I also find that the Petitioner would suffer practical difficulty and undue hardship if the variance was not granted. Petitioner would be unable to have a carport on the property to protect his vehicles and provide shelter when exiting and entering the dwelling. Carports are enjoyed by several property owners in the immediate neighborhood.

Finally, I find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. In my judgment, this relatively small structure will not have a negative impact on the community and the most potentially affected neighbor, Mr. Leach, is supportive of Petitioner's request. The carport appears well built with a peak roof and fits in with the aesthetics of the property, which also appears to be well maintained. I believe the impact of the carport will be minimal.

ORDER RECEIVED FOR FILING

Date 6.14.10

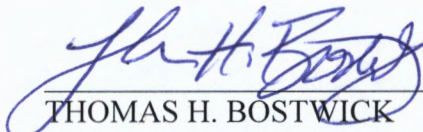
By WJ 3

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 14th day of June, 2010 by this Deputy Zoning Commissioner, that Petitioners' Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open carport addition with a side yard setback of 2 feet in lieu of the required 7.5 feet, be and is hereby **GRANTED**, subject to the following:

1. Petitioners are advised that they may apply for any required building permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain a completely open structure. The enclosure of any sides with walls or screens shall be prohibited.

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

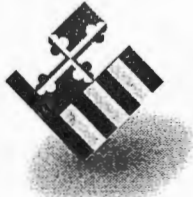

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 6-14-10

By ps



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

June 14, 2010

SULTANA NAYYER AND AHMED NADEEM
1424 HARBERSON ROAD
BALTIMORE MD 21228

Re: Petition for Variance
Case No. 2010-0240-A
Property: 1424 Harberson Road

Dear Sultana Nayyer and Ahmed Nadeem:

Enclosed please find the decision rendered in the above-captioned case.

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,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Amir Shahzad, 37 Wiltshire Road, Baltimore MD 21221
Dennis Leach, 1422 Harberson Road, Baltimore MD 21228

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Kristen Matthews
Department of Permits &
Development Management

DATE: April 21, 2010

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: Petition for Variance
W/S of Harbeson Road, 170' S of the c/line of Woodbridge Road
(1424 Harberson Road)
1st Election District – 1st Council District
Sultana Nayyer & Ahmed Nadeem - Petitioners
Case No. 2010-0240-A

I am returning the referenced file to you for housekeeping measures. This matter came for hearing today (April 21st) at 11:00 AM but unfortunately the sign posting requirements were not fulfilled. Since no one appeared and no testimony was taken, this case can be rescheduled before Tom or myself at a later date.

The Petitioners representative, Amir Shahzad was advised that there will be no need to re-advertise once a new hearing date is confirmed through your office. It was also suggested that he contact your office to obtain the sign poster information and/or clarification about the process.

Thanks.

WJW:dlw
Attachment



TAX ACCT

0123156680

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1424 Harberson Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3.C.1; 301.1A

To permit an open car port addition with a side yard setback of 2 feet in lieu of the required 7.5 feet.

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING
6-14-10

Date

By

Case No. 2010-0240-A

REV 9/15/98

Legal Owner(s):

SULTANA NAYYER
Name - Type or Print _____

Signature [Signature]

AHMED NADEEM
Name - Type or Print _____

Signature [Signature]

1424 HARBERSON ROAD 443 801 1742
Address _____ Telephone No. _____

BALTIMORE MD 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

AMIR SHAHZAD
Name _____

37 WILTSHIRE ROAD 443 416 5655
Address _____ Telephone No. _____

BALTIMORE MD 21221
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature] Date 3/11/10

ZONING DESCRIPTION FOR 1424 HARBERSON ROAD

BEGINNING AT A POINT ON THE WEST SIDE OF HARBERSON ROAD

WHICH IS 50' WIDE AT THE DISTENCE OF 170' SOUTH OF THE CENTERLINE

OF THE NEAREST IMPROVED INTERSECTING STREET WOODBRIDGE^{2d} WHICH^{2d}
IS 50' WIDE BEING LOT # 15 SECTION # 8^{800CK N} IN THE SUBDIVISION OF

WESTVIEW PARK AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # 30

FOLIO # 107A CONTAINING 7,952.00 SF ALSO KNOWN AS 1424 HARBERSON

ROAD AND LOCATED IN THE 1 ELECTION DISTRICT 1 COUNCILMANIC

DISTRICT.

2010-0240-A

**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: 2010-0240-A

Petitioner: Ahmed Nadeem & Sultana Nayyer

Address or Location: 1424 Harberson Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amir Shahzad

Address: 37 Wiltshire Rd
Baltimore, Md. 21221

Telephone Number: 443 416 5655

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

No. 52017

Date: 3/11/10

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0600		6150						65.00

Total: 65.00

Rec From: Amir Shahzad

For: 1424 Harborview Rd
21221 240-0240-11

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

**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: # 2010-0240-A

1424 Harberson Road
W/side of Harberson Road,
170 feet south of the
centerline of Woodbridge
Road.

1st Election District
1st Councilmanic District
Legal Owner(s): Sultana

Nayyer & Ahmed Nadeem
Variance: to permit an
open car port addition with
a side yard setback of 2
feet in lieu of the required
7.5 feet.

Hearing: Wednesday,
April 21, 2010 at 11:00
a.m. In Room 104, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

JT 4/611 April 6 235191

CERTIFICATE OF PUBLICATION

4/8/, 2010

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 4/6/, 2010.

☒ The Jeffersonian

☐ Arbutus Times

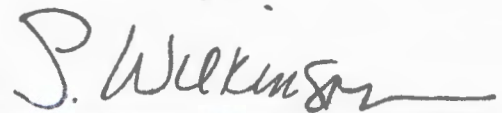
☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News



LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2010-0240-A

1424 Harberson Road
W/side of Harberson Road,
170 feet south of the
centerline of Woodbridge
Road

1st Election District
1st Councilmanic District
Legal Owner(s): Sultana
Nayyer & Ahmed Nadeem

Variance: to permit an
open car port addition with
a side yard setback of 2
feet in lieu of the required
7.5 feet.

Hearing: Thursday, June
10, 2010 at 9:00 a.m. In
Room 106, County Office
Building, 111 West Chesapeake
Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
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for special accommodations
Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-4386.

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

JT/5/950 May 25 241577

CERTIFICATE OF PUBLICATION

5/27/, 2010

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 5/25/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

+ - CERTIFICATE OF POSTING

2010-0240-A

RE: Case No.: _____

Petitioner/Developer: _____
Sultana Nayyer & Ahmed Nadeem

June 10 2010

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____
1424 Harberson Road

May 26 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black /528/10
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2010-0240-A

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

PLACE: Room 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE, TOWSON 21204

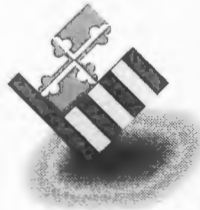
DATE AND TIME THURSDAY, JUNE 10, 2010 AT 9:00^{A.M.}

REQUEST VARIANCE TO PERMIT AN OPEN CAR PORT
ADDITION WITH A SIDE YARD SETBACK OF 2 FEET IN LIEU OF
THE REQUIRED 7.5 FEET.

POSTPONEMENTS DUE TO WEATHER & OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 22, 2010

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: 2010-0240-A

1424 Harberson Road

W/side of Harberson Road, 170 feet south of the centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Sultana Nayyer & Ahmed Nadeem

Variance to permit an open car port addition with a side yard setback of 2 feet in lieu of the required 7.5 feet.

Hearing: Wednesday, April 21, 2010 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Amir Shahzad, 37 Wiltshire Road, Baltimore 21221

Sultana Nayyer & Ahmed Nadeem, 1424 Harberson Road, Baltimore 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 6, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 6, 2010 Issue - Jeffersonian

Please forward billing to:
Amir Shahzad
37 Wiltshire Road
Baltimore, MD 21221

443-416-5655

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: 2010-0240-A

1424 Harberson Road

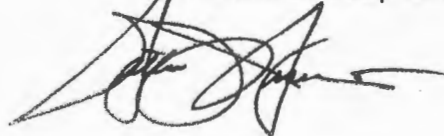
W/side of Harberson Road, 170 feet south of the centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Sultana Nayyer & Ahmed Nadeem

Variance to permit an open car port addition with a side yard setback of 2 feet in lieu of the required 7.5 feet.

Hearing: Wednesday, April 21, 2010 at 11:00 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 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

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

May 10, 2010

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: 2010-0240-A

1424 Harberson Road

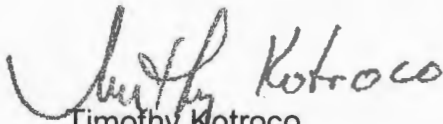
W/side of Harberson Road, 170 feet south of the centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Sultana Nayyer & Ahmed Nadeem

Variance to permit an open car port addition with a side yard setback of 2 feet in lieu of the required 7.5 feet.

Hearing: Thursday, June 10, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Amir Shahzad, 37 Wiltshire Road, Baltimore 21221

Sultana Nayyer & Ahmed Nadeem, 1424 Harberson Road, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 26, 2010**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 25, 2010 Issue - Jeffersonian

Please forward billing to:
Amir Shahzad
37 Wiltshire Road
Baltimore, MD 21221

443-416-5655

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: 2010-0240-A

1424 Harberson Road

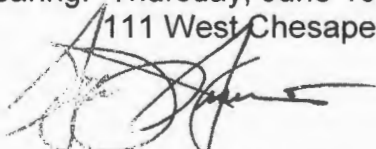
W/side of Harberson Road, 170 feet south of the centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Sultana Nayyer & Ahmed Nadeem

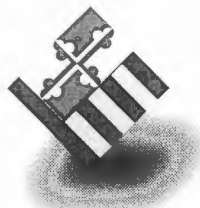
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Hearing: Thursday, June 10, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (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

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

April 14, 2010

Sultana Nayyer & Ahmed Nadeem
1424 Harberson Rd.
Baltimore, MD 21228

Dear: Sultana Nayyer & Ahmed Nadeem

RE: Case Number 2010-0240-A, 1424 Harberson Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 2010. 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:lnw

Enclosures

c: People's Counsel
Amir Shahzad; 37 Wiltshire Rd.; Baltimore, MD 21221



BALTIMORE COUNTY
MARYLAND

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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 22, 2010

Item Numbers: 0237, 0238, 0239, 0240, 0241, 0242, 0243, 0244 and 0245

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

BW 4/21
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 6, 2010

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

SUBJECT: 1424 Harberson Road

INFORMATION:

Item Number: 10-240

Petitioner: Sultana Nayyer

Zoning: DR 5.5

Requested Action: Variance

RECEIVED

APR 07 2010

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

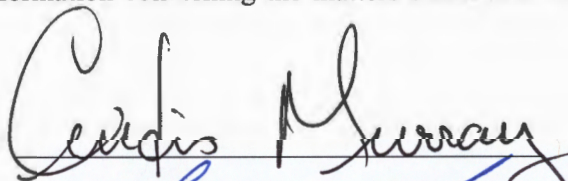
The Office of Planning has reviewed the petitioner's request and accompanying site plan and offers the following comments:

After visiting the site the Office of Planning observed that the proposed carport is already erected. It has a pitched roof and is completely open on all four sides. Although the appearance of the carport is attractive, it is situated very close to the side property line.

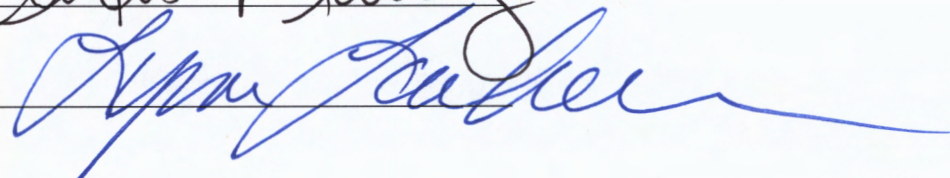
Should the Zoning Commissioner approve the variance petition, it shall be conditioned that the carport remains a completely open structure. The enclosure of any sides with walls or screens shall be prohibited.

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

Prepared by:



Division Chief:
AFK/LL: CM



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 29 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 29, 2010
SUBJECT: Zoning Item # 10-240-A
Address 1424 Harberson Road
(Nayyer/ Nadeem Property)

Zoning Advisory Committee Meeting of March 22, 2010

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

Reviewer: JWL Date: 4/29/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For April 5, 2010
Item Nos. 2010-238, 239, 240, 241,
242 and 245

DATE: March 24, 2010

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04052010 -NO COMMENTS.doc



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 21, 2010

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

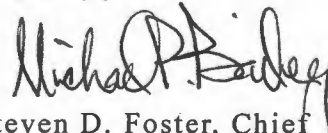
RE: Baltimore County
Item No. 2010-0240-A
1424 HARBERSON RD
NAYYER/NADEEM PROPERTY
VARIANCE -

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. 2010-0240-A.

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

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

RE: PETITION FOR VARIANCE * BEFORE THE
1424 Harberson Road; W/S of Harberson *
Road, 170' S of c/line Woodbridge Road * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Sultana Nayyer * FOR
& Ahmed Nadeem *
Petitioner(s) * BALTIMORE COUNTY
* 10-240-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAR 26 2010



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of March, 2010, a copy of the foregoing Entry of Appearance was mailed to Amir Shahzad, 37 Wiltshire Road, Baltimore, MD 21221, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

C H E C K L I S T**Comment
Received****Department****Support/Oppose
No Comment**3-24-10

DEVELOPMENT PLANS REVIEW

nc

DEPRM

3-8-10

FIRE DEPARTMENT

nc4-6-10

PLANNING

(if not received, date e-mail sent _____)

comments &
condition3-21-10

STATE HIGHWAY ADMINISTRATION

nc

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

nc

ADJACENT PROPERTY OWNERS

nc

ZONING VIOLATION

(Case No. CO 0052802)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 5-25-10

SIGN POSTING

Date: 5-26-10

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: March 29, 2010

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0240-A
Legal Owner/Petitioner: Sultana Nayyer & Ahmed Nadeem
Contract Purchaser: N/A
Property Address: 1424 Halberson Rd.
Location Description: W/side of Haberson Rd, 170' S/centerline
of Woodbridge Rd.

VIIOLATION INFORMATION: Case No. CO0052802
Defendants: Sultana Nayyer & Ahmed Nadeem

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Westview Park Comm. Assoc.	410-365-3974

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- | | | |
|--------------------------|-----|---|
| X | 1. | Complaint letter/memo/email/fax (if applicable) |
| X | 2. | Complaint Intake Form/Code Enforcement Officer's report and notes |
| X | 3. | State Tax Assessment printout |
| ☐ | 4. | State Tax Parcel Map (if applicable) |
| ☐ | 5. | MVA Registration printout (if applicable) |
| ☐ | 6. | Deed (if applicable) |
| ☐ | 7. | Lease-Residential or Commercial (if applicable) |
| X | 8. | Photographs including dates taken |
| X | 9. | Correction Notice/Code Violation Notice |
| ☐ | 10. | Citation and Proof of Service (if applicable) |
| ☐ | 11. | Certified Mail Receipt (if applicable) |
| ☐ | 12. | Final Order of the Code Official/Hearing Officer (if applicable) |
| ☐ | 13. | Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable) |
| ☐ | 14. | Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable). |

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No.

0052A02

Property No.

01 23 156680

Zoning:

Name(s):

SULTANA NAYYER
AHMED NADEEM

Address:

1424 HARBESON RD BALTO, MD 21228-1116

Violation

Location:

1424 HARBESON RD

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

IAC 2006 SEC 105, 109, BCLR 101, 102.1, 400

- ① CONSTRUCTED CARPORT AT SIDE OF HOUSE,
DETACHED FROM HOUSE.
- ② OBTAIN BUILDING PERMIT FOR CARPORT.
- ③ MUST ADHERE TO ZONING REGULATIONS.
- ④ MUST CALL FOR REQUIRED INSPECTIONS
WHEN PERMIT IS ISSUED.

ANY QUESTIONS PLEASE CALL OFFICE HLR

7:30-8:00/2:00-3:00

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE:

2/17/10

DATE ISSUED:

2/2/10

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

GRANT KIDD

INSPECTOR:

Grant Kidd

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE:

DATE ISSUED:

INSPECTOR:

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0052802

Record ID	AS/400 Case	Assigned To	Assigned Date	Scheduled Time	Received By	Received Date	Status	Hearing Date	ADC Grid
CO0052802		Grant Kidd	03/31/2010		Christina Moscatti	10/27/2008	Open - Normal		33C11

Complaint Description: BUILDING ADDITION ONTO HOUSE W/O PERMIT AND UP AGAINST PROPERTY LINE.

Facility:	Owner :	Complainant:
FA0058810 PDM 0123156680 1424 HARBERSON RD CATONSVILLE, MD 21228	SULTANA NAYYER AHMED NADEEM 1424 HARBERSON RD BALTIMORE MD 21228	WESTVIEW PARK COMMUNITY ASSOC MIKE HOME: 4103653974 FILE MADE

Daily Activity Details - No Data

Violation Details - No Data

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	02/03/2010	2/2/10 INSPECTION February 03, 2010 09:25 AM - NSHELTON RECEIVED COMPLAINT ON 2/2/10. VISITED SITE. ISSUED CORRECTION NOTICE FOR DETACHED CARPORT ON SIDE OF HOUSE. OWNER WAS HOME. GAVE HER A COPY OF NOTICE & WILL MAIL A COPY. P/U 2/16/10 G.KIDD/NS***
BUILDING INSPECTIONS	02/05/2010	2/5/10 INSPECTION February 05, 2010 12:42 PM - NSHELTON OWNER CAME TO TOWSON. MR.GARLAND TOOK OWNER TO PERMIT OFFICE & ZONING. OWNER NEEDS A VARIANCE FOR SET-BACK & HEIGHT?. OWNER PICKED-UP PAPERS. P/U 3/5/10 G.KIDD/NS***
BUILDING INSPECTIONS	03/09/2010	3/8/10 INSPECTION March 09, 2010 08:15 AM - NSHELTON VISITED SITE. LEFT STICKER TO CALL. OWNER CALLED. HE HAS AN APPOINTMENT WITH ZONING ABOUT HIS VARIANCE ON THURS. 3/11/10 AT 2PM. P/U 3/12/10 G.KIDD/NS***
BUILDING INSPECTIONS	03/17/2010	3/16/10 UPDATE March 17, 2010 09:08 AM - NSHELTON OWNER CALLED OFFICE. VARIANCE NUMBER WAS ISSUED 2010-0240-A. NO HEARING DATE. MR.AMIR SAID ZONING WOULD NOTIFY HIM FOR A HEARING DATE. P/U 3/31/10 G.KIDD/NS***

Lien Information - None

UPDATE / MESSAGE FORM

Date: 3/16/10

Inspector: B. Kieo

Case #: 0052A02

Address: 1424 HALDEMAN RD

Comments: 3/16/10 - OWNER CALLED OFFICE, VARIANCE
FILED 2010-0240-A
NUMBER WAS ~~ISSUED~~ AS 2012, NO HEARING DATE.

MA AMIN SAID 2 DINING WOULD NOTIFY him FOR A
HEARING DATE. R/C 3/31/10 M.X.-LP

Entered into AS400

ns



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 3/12/2010 to 3/14/2010

PE Range: BI01 to BI03

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0052802		Grant Kidd	03/12/2010		Christina Moscatti	10/27/2008	Open - Normal		33C11

Complaint Description: BUILDING ADDITION ONTO HOUSE W/O PERMIT AND UP AGAINST PROPERTY LINE.

<u>Facility:</u> FA0058810 PDM 0123156680 1424 HARBERSON RD CATONSVILLE, MD, 21228	<u>Owner :</u> SULTANA NAYYER AHMED NADEEM 1424 HARBERSON RD BALTIMORE MD 21228	<u>Complainant:</u> WESTVIEW PARK COMMUNITY ASSOC MIKE HOME: 4103653974 FILE MADE
---	---	--

Daily Activity Details - No Data**Violation Details - No Data****Comment Details**

Type	Date	Comments
BUILDING INSPECTIONS	02/03/2010	2/2/10 INSPECTION February 03, 2010 09:25 AM - NSHELTON RECEIVED COMPLAINT ON 2/2/10. VISITED SITE. ISSUED CORRECTION NOTICE FOR DETACHED CARPORT ON SIDE OF HOUSE. OWNER WAS HOME. GAVE HER A COPY OF NOTICE & WILL MAIL A COPY. P/U 2/16/10 G.KIDD/NS***
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Lien Information - None

Mileage:



Permits & Development Management Complaint Report

Report Criteria:

Employee(s): EE0000000 to EE9999999

Scheduled Date(s): 3/5/2010 to 3/5/2010

PE Range: BI01 to BI03

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Scheduled Time</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0052802		Grant Kidd	03/05/2010		Christina Moscati	10/27/2008	Open - Normal		33C11

Complaint Description: BUILDING ADDITION ONTO HOUSE W/O PERMIT AND UP AGAINST PROPERTY LINE.

Facility: FA0058810 PDM 0123156680 1424 HARBERSON RD CATONSVILLE, MD, 21228	Owner: SULTANA NAYYER AHMED NADEEM 1424 HARBERSON RD BALTIMORE MD 21228	Complainant: WESTVIEW PARK COMMUNITY ASSOC MIKE HOME: 4103653974 FILE MADE
--	---	---

Daily Activity Details - No Data
Isolation Details - No Data

Comment Details

Type	Date	Comments
BUILDING INSPECTIONS	02/03/2010	2/2/10 INSPECTION February 03, 2010 09:25 AM - NSHELTON RECEIVED COMPLAINT ON 2/2/10. VISITED SITE. ISSUED CORRECTION NOTICE FOR DETACHED CARPORT ON SIDE OF HOUSE. OWNER WAS HOME. GAVE HER A COPY OF NOTICE & WILL MAIL A COPY. P/U 2/16/10 G.KIDD/NS***
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Information - None

Mileage:

3/4/10 - VISITED SITE, LEFT STICKER TO CALL. OWNER CALLED, HE HAS AN APPOINTMENT WITH ZONING, ABOUT HIS VARIANCE ON THURS 3/11 AT 2:00.
N/C 3/12/10 M. Kidd

CODE ENFORCEMENT REPORT

DATE: 2/2/10 INTAKE BY: BUILDING CASE #: 0052A02 INSPEC: B-K100

COMPLAINT

LOCATION:

1424 HALDENSON RD

FA# 0058P10

ZIP CODE: 2122A DIST: 01

COMPLAINANT

NAME:

WESTVIEW PARK COMM ASSOCIATION 410-3PT-
PHONE #: (H) 3974 (W)

ADDRESS:

ZIP CODE:

PROBLEM:

BUILDING ADD ON TO HOUSE W/O PERMIT, AND CLOSE
TO PROPERTY LINE.

IS THIS A RENTAL UNIT?

YES

NO

IF YES, IS THIS SECTION 8?

YES

NO

OWNER/TENANT

INFORMATION:

TAX ACCOUNT #:

01231566A0

ZONING:

INSPECTION:

2/2/10 - RECEIVED COMPLAINT ON 2/2/10, VISITED SITE
ISSUED CORRECTION NOTICE FOR DETACHED CARPORT ON SIDE OF
HOUSE. OWNER WAS HOME, GAVE HER A COPY OF NOTICE, + WILL MAIL
A COPY. N/C 2/16/10 M-KLD.

REINSPECTION:

REINSPECTION:

REINSPECTION:

DATE: 01/29/2010

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:14:03

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
01 23 15 6680	01	1-0	04-00	H	NO		01/07/10

SULTANA NAYYER

DESC-1.. IMPS

AHMED NADEEM

DESC-2.. WESTVIEW PARK

1424 HARBERSON RD

- 37-B-11

PREMISE. 01424 HARBERSON

RD

00000-0000

BALTIMORE

MD 21228-1116 FORMER OWNER: PARROTT JENNIFER A

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	97,950	85,900				
IMPV:	156,210	117,300	TOTAL..	203,200	203,200	254,160
TOTL:	254,160	203,200	PREF...	0	0	0
PREF:	0	0	CURT...	203,200	203,200	254,160
CURT:	254,160	203,200	EXEMPT.		0	0
DATE:	09/06	03/09				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 203,200 11/16/09

ASSESS: 254,160

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

FA0058810

CO 0052802

Building Addition onto House w/o permit

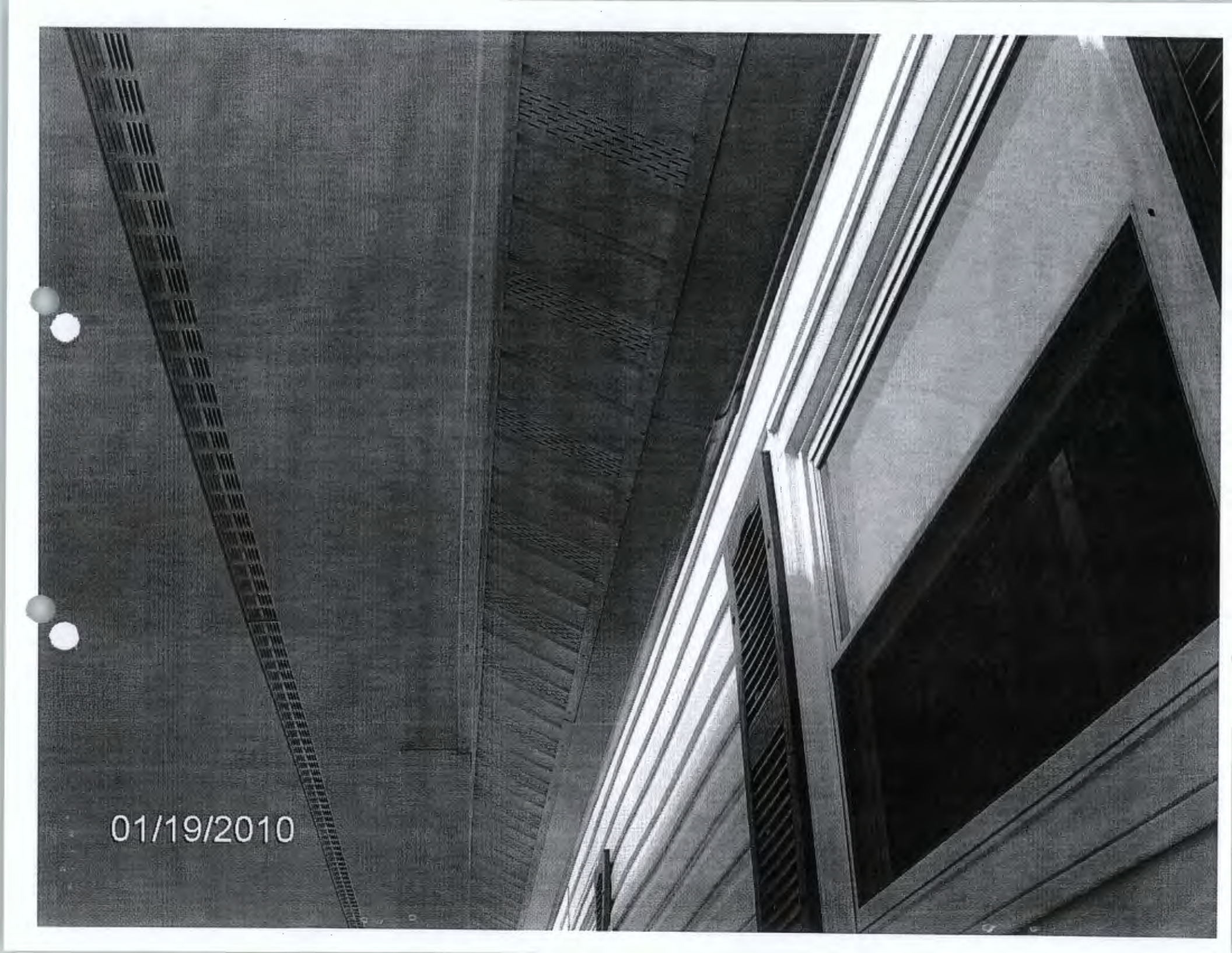
And up Against property line



01/19/2010



01/19/2010



01/19/2010

A black and white photograph of a modern building's exterior. The image is taken from a low angle, looking up at a large, dark glass window that reflects the sky. To the left of the window is a textured, possibly stone or concrete, wall. A series of horizontal lines, possibly a railing or a decorative element, runs across the middle of the frame. The overall composition is geometric and architectural.

CASE NAME _____
CASE NUMBER 2010-0240-A
DATE 5-10-10

[illegible]

Case No.: 2010-0240-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>site plan</i>	
No. 2	<i>subdivision plat</i>	
No. 3	<i>zoning map</i>	
No. 4	<i>photos of similar structures + subject property</i>	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 01 **Account Number -** 0123156680

Owner Information

Owner Name:	SULTANA NAYYER AHMED NADEEM	Use:	RESIDENTIAL
Mailing Address:	1424 HARBERSON RD BALTIMORE MD 21228-1116	Principal Residence:	YES
		Deed Reference:	1) /20775/ 577 2) /20775/ 554

Location & Structure Information

Premises Address

1424 HARBERSON RD

Legal Description

1424 HARBERSON RD
WESTVIEW PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
94	12	186			8	N	15	1	Plat Ref: 30/ 107

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	1,140 SF	7,952.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	97,950	85,900		
Improvements:	156,210	117,300		
Total:	254,160	203,200	254,160	203,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: PARROTT JENNIFER A	Date: 10/04/2004	Price: \$210,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20775/ 577	Deed2: /20775/ 554
Seller: WEINKAM JENNIFER A	Date: 03/07/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17641/ 87	Deed2:
Seller: BANNAR RAYMOND E	Date: 09/02/1994	Price: \$115,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10733/ 319	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



PETITIONER'S

EXHIBIT NO. 4A-J

4A-



4B



4C





W 38000

RRG 30 FOLIO 107

RECEIVED for Record

MAY 26 1965 at AM PM

same day recorded in lib

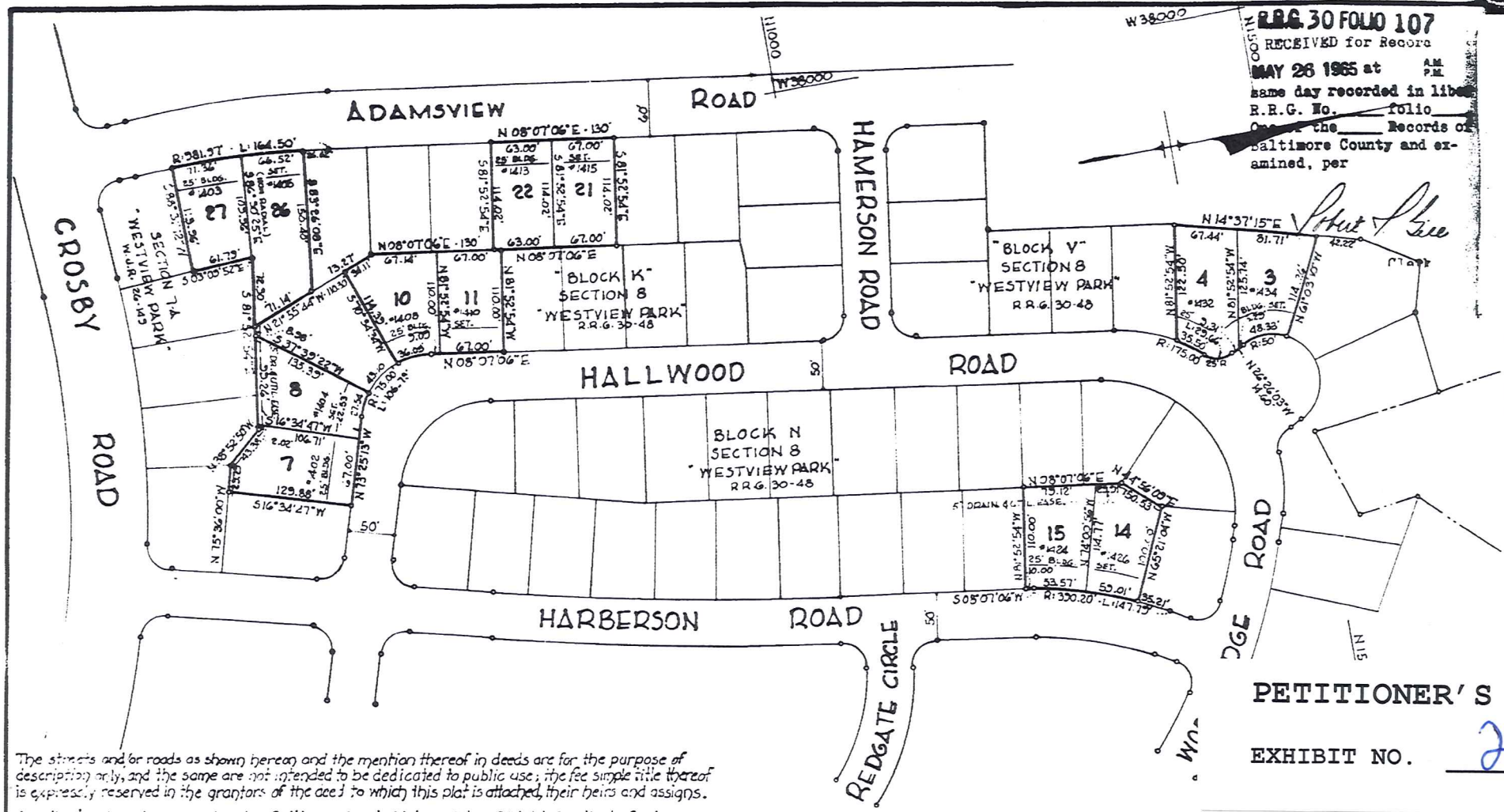
R.R.G. No. folio

One of the Records of

Baltimore County and ex-

amined, per

THIS PHOTO TAKEN FROM THE
RECORDS OF THE CIRCUIT
COURT FOR BALTIMORE



The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown hereon are based on Baltimore County Metropolitan District Coordinate System, Traverse Stations K-2017(B.C.) 113321.2, (C.D.G.) 113321.2, 4X-2018(B.C.) 113321.2, (C.D.G.) 113321.2. Said coordinates however are not to be used for reestablishment or description of property lines.

The requirements of Sections 71 to 74 of the Annotated Code of Maryland, 1951 Edition (Title: Clerks of Courts, Subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting of markers have been complied with.

Be it further covenanted, sold and agreed that an easement will be reserved by The North Point Land Co., for the use of each lot for sewers, utilities and surface drainage and whenever desired by the owner of any lot (it permits to be built upon for their entire width) an additional easement will be reserved in the lot for storm water sewers and surface drainage one or both

NORTH POINT LAND CO.

by *Charles D. Grace*
PRESIDENT

PETITIONER'S

EXHIBIT NO. 2

A RESUBDIVISION OF LOTS 7, 8, 10, 11, 21, 22, 24 & 27 - BLK. K
LOTS 14, 15 - BLOCK N AND LOTS 3 & 4 - BLOCK V

SECTION 8

"WESTVIEW PARK"

(AS RECORDED IN P.B. R.R.G. 30-48)

A DEVELOPMENT OF

NORTH POINT LAND CO.

1300 FIRST NATIONAL BANK BLDG. - BALTIMORE 2, MD.

FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MD.

MAY 4, 1965
SCALE: 1"=100'

16009
16103

@ 5/24/65

APPROVED FOR BALTIMORE COUNTY PLANNING	APPROVED FOR BALTIMORE COUNTY HEALTH DEPT.	HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION	REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR	CHARLES D. GRACE ENGINEER AND SURVEYOR 121 ALLEGHENY AVENUE TOWSON 4, MARYLAND
<i>Benny E. Jauris</i> 5/24/65	<i>Richard J. Potter, M.D.</i> 5/25/65	<i>J. Fred Cuffert Deputy</i> 5/24/65	<i>Charles D. Grace</i>	
DATE	DATE	DATE	DATE	

2010-0240-A

-107



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

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

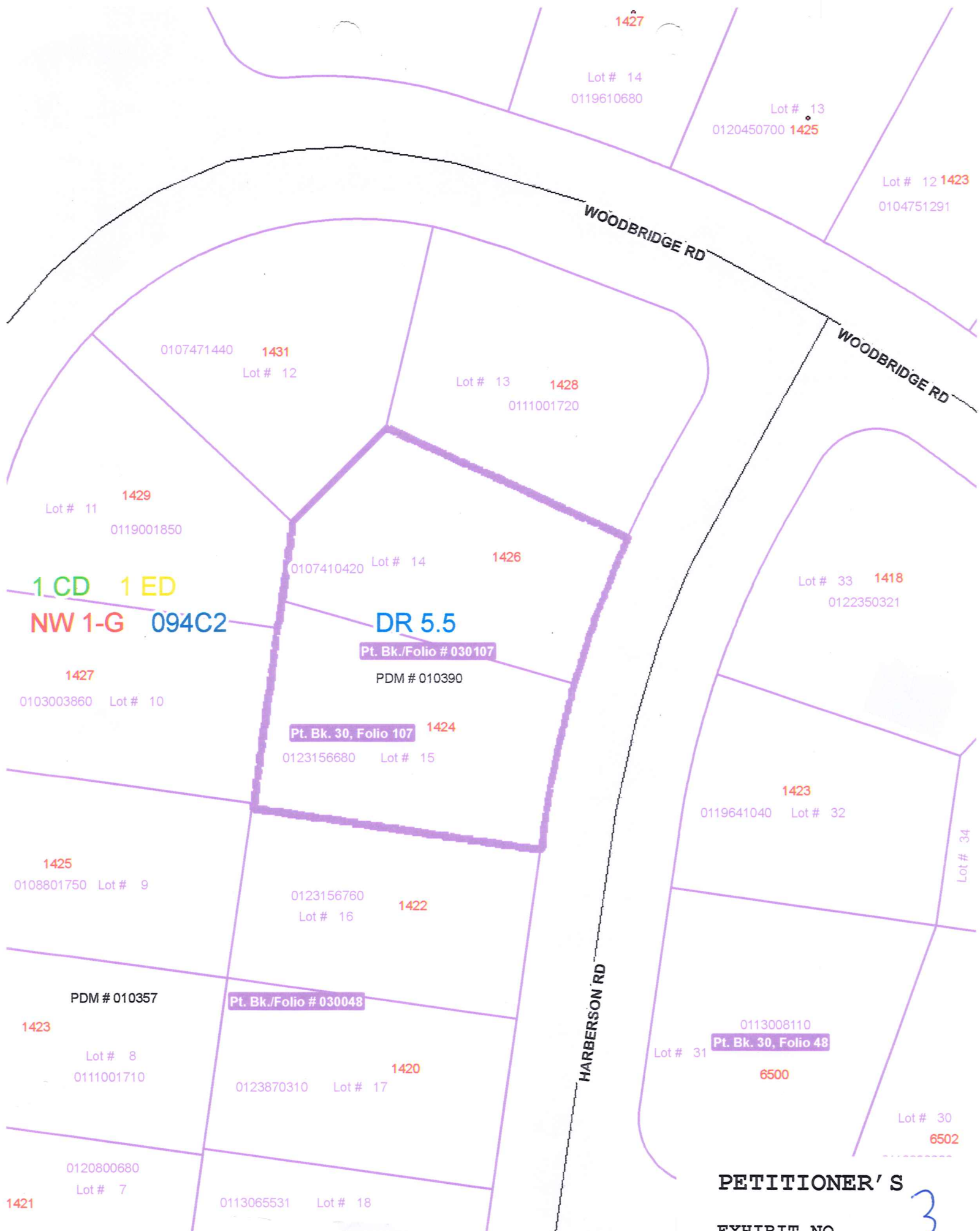
District - 01 Account Number - 0123156680



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2009.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



PETITIONER'S

EXHIBIT NO.

3

2010-0.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1424 HARBERSON RD

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

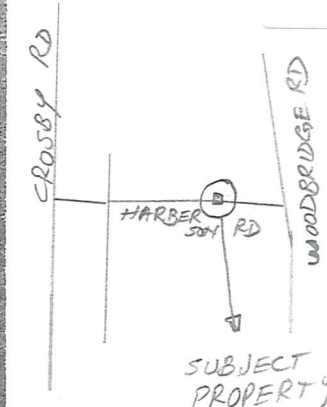
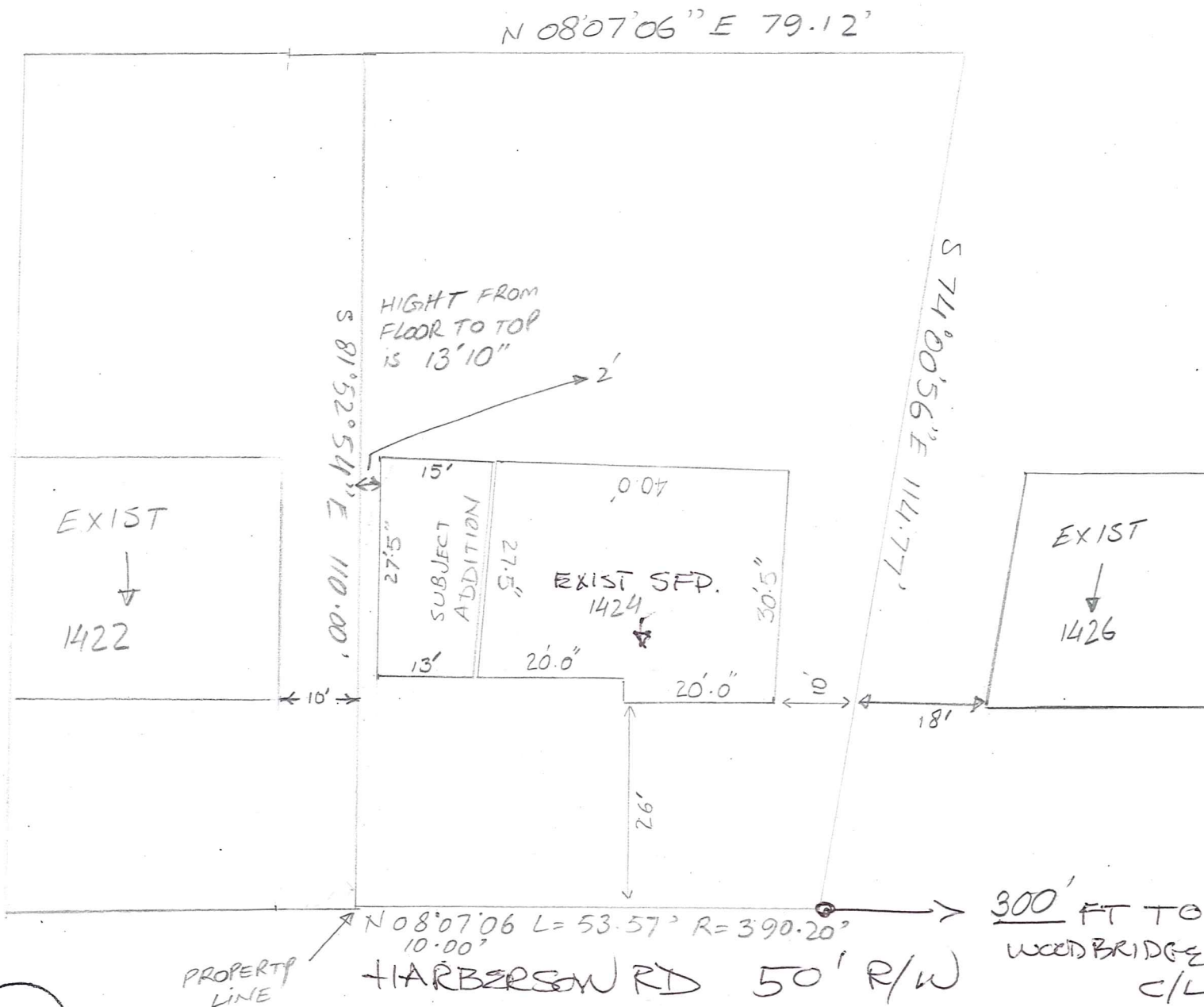
SUBDIVISION NAME WESTVIEW PARK

PLAT BOOK # 30 FOLIO # 107 LOT # 15 SECTION # 8 BLOCK N

OWNER AHMED NADEEM / SULTANA NAYYER

PETITIONER'S

EXHIBIT NO. 1



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 1
COUNCILMANIC DISTRICT 1
1" = 200' SCALE MAP # 094C2
ZONING DR 5.5
LOT SIZE 0.18 7,952.00 SF
ACREAGE SQUARE FEET
PUBLIC PRIVATE
SEWER ☒ ☐
WATER ☒ ☐
CHESAPEAKE BAY CRITICAL AREA YES NO ☐ ☒
100 YEAR FLOOD PLAIN ☐ ☒
HISTORIC PROPERTY/BUILDING ☐ ☒
PRIOR ZONING HEARING VIOLATION CASE # FA0058810 0052802 NONE

ZONING OFFICE USE ONLY
REVIEWED BY TH ITEM # 2010 CASE # 0240-A

PREPARED BY

AMIR SHAHZAD

SCALE OF DRAWING: 1" = 20.0'