

IN RE: PETITION FOR ADMIN. VARIANCE

W side of Rosetta Road; 410 feet S of
the c/l of Smith Avenue
3rd Election District
2nd Councilmanic District
(6606 Rosetta Road)

Elddar Rakhamimov and Tatyana Kolker
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2011-0021-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Elddar Rakhamimov and Tatyana Kolker for property located at 6606 Rosetta Road. The variance request is from Sections 1B01.2.C.1.a and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (deck) to have a rear yard setback as close as 16 feet in lieu of the allowed 22.5 feet, and to amend the Final Development Plan of Bonnie View Estates, Phase 2, Lot 67, only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a deck measuring 16 feet wide x 30 feet long with a landing and steps measuring 4 feet x 8 feet to access the backyard. Photographs submitted with the Petition demonstrate that all the neighbors adjacent the Petitioners' home currently enjoy decks. These homes all have rear yards that back up to the stormwater management area. The properties for these homes have rear yards that slope down providing a walkout basement for the dwellings.

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 August 2, 2010 which states that the proposed deck is larger than that shown in the pattern book for Bonnie View Estates (aka Parksyde at Mount Washington). However, the lot abuts a homeowners maintenance

ORDER RECEIVED FOR FILING

Date

By

8-16-10

PJ

area, which is an open space and stormwater management area; therefore, the concerns about overcrowding are remediate. The Planning Office does not object to the requested variance in this particular case.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 23, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Administrative Variance requests for homes in the "Bonnie View Estates" subdivision are being reviewed on a case by case basis based on the size of the lot, size of the rear yards and adjacent buildings. In the subject request, the rear yard backs up to a stormwater management reservation area. The deck will not have any impact on neighbors living behind the Petitioner's home. A number of similar size decks have been approved in the Bonnie View Estates subdivision.

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

ORDER RECEIVED FOR FILING

Date

8-16-10

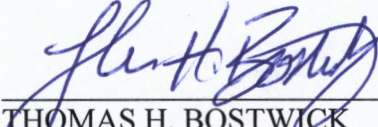
By

PJ

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 16th day of August, 2010 that an Administrative Variance from Sections 1B01.2.C.1.a and 301.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed open projection (deck) to have a rear yard setback as close as 16 feet in lieu of the allowed 22.5 feet, and to amend the Final Development Plan of Bonnie View Estates, Phase 2, Lot 67, only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

ORDER RECEIVED FOR FILING

Date 8-16-10

By THB/pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 16, 2010

ELDDAR RAKHAMIMOV AND TATYANA KOLKER
6606 ROSETTA ROAD
BALTIMORE MD 21209

Re: Petition for Administrative Variance
Case No. 2011-0021-A
Property: 6606 Rosetta Road

Dear Mr. Rakhamimov and Ms. Kolker:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Doug Butschky, 5045 Miller Road, Glenville PA 17329



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6606 ROSETTA RD. ^{BALT.} 21209
which is presently zoned DR 2

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) 1B01.2.C.1.a and 301.1 - to permit a proposed open projection (deck) to have a rear yard setback as close as 16 feet in lieu of the allowed 22 1/2; and to amend the final development plan of Bonnie View Estates, Phase 2, Lot 67, only

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

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

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

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 _____
Date 8-16-10
Company _____
By P3
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

ELDAR RAKHAMIMOV
Name - Type or Print _____
Signature _____
TATYANA KOLKER
Name - Type or Print _____
Signature Tatyana Kolker
6606 ROSETTA RD. ^{h 410.580.0873}
Address BALTIMORE MD ^{w 410.965.2525} Telephone No. 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

DOUG BUTSCHKY
Name _____
5045 MILLER RD. ⁷¹⁷⁻
Address GLENVILLE PA ²²⁷⁻²⁹¹² Telephone No. 17329
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 2011-0021-A

REV 10/25/01

Zoning Commissioner of Baltimore County
Reviewed By [Signature] Date 7/14/10
Estimated Posting Date 7/25/10

Affidavit in Support of Administrative Variance

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

That the Affiant(s) does/do presently reside at 6606 ROSETTA RD.

Address
BALTIMORE MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Our house is built right on the 30' building restriction line and our door is 9' high, therefore we are unable to add a deck or a patio. Even extending the addition 25% into the setback would only give us an 8' wide deck at the closest point, which is not very useful. We plan on living in this home a long time and would like approval to have a nice, useful 16' wide deck added. Our neighbors to the right of us have a 14' deck and our neighbors to the left have a 16' deck, so we are not asking for something out of the norm. The new deck would be approximately 20' from the rear property line on one end and 16' on the other.
Thank you for your consideration.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

E. Rakhimov
Signature
ELDAR RAKHAMIMOV
Name - Type or Print

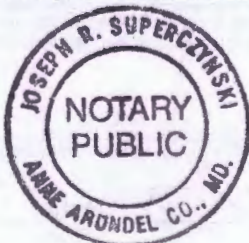
Tatyana Kolker
Signature
TATYANA KOLKER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of JUNE, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ELDAR RAKHAMIMOV, TATYANA KOLKER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



[Signature]
Notary Public

My Commission Expires 3/10/2013

ZONING DESCRIPTION
6606 Rosetta Road

Beginning at a point on the west side of Rosetta Road which is 40 feet wide at a distance of 410 feet (+/-) south of the nearest improved intersecting street Smith Avenue which is 40 feet wide. Being lot #67, Phase 2, in the subdivision of Bonnie View Estates as recorded in Baltimore County Plat Book #78, Folio # 80, containing 9752 square feet, 0.225 acres. Also known as 6606 Rosetta Road and located in the 3rd Election District, 2nd Councilmanic District.

Item #0021

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ~~2010~~ ²⁰¹¹ 0021 -A Address 6606 Rosetta Rd

Contact Person: David Durall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/14/10 Posting Date: 7/25/10 Closing Date: 8/9/10

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

²⁰¹¹ **USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**
Case Number ~~2010~~ 0021 -A Address 6606 Rosetta Rd
Petitioner's Name Eldar Rakhamimov Telephone 410 580 0873
Posting Date: 7/25/10 Closing Date: 8/9/10
Wording for Sign: To Permit a proposed open projection (deck) to have a rear yard setback as close as 16 feet in lieu of the allowed 22'1/2; and to amend the final development plan of Bonnie View Estates, Phase 2, lot 67, only

Revised 8/20/09

**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/neighbor 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: 2011-0021-A

Petitioner: ELDAR RAKHAMIMOV & TATYANA KOLYER

Address or Location: 6606 ROSETTA ROAD BALTIMORE, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: CUSTOM DECK BUILDERS, LLC.

Address: 5045 MILLER ROAD

GLENVILLE, PA 17329

Telephone Number: 717-227-2912

Revised 7/11/05 - SCJ

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

No. **53378**

Date: **7/1/10**

PAID RECEIPT

NEEDS ACTUAL TIME
 7/14/2010 7/14/2010 12:02:54

PER 6501 WALKIN 1010 JMS

RECEIPT # 467512 7/14/2010

5 520 ZONING VERIFICATION

TR 10 05378

Recpt Tot \$115.00

\$115.00 OK 1.00 68

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				5115

Total: **5115**

Rec

From:

For:

Zoning hearing - case #2011-0021-A

DISTRIBUTION

WHITE - CASHIER

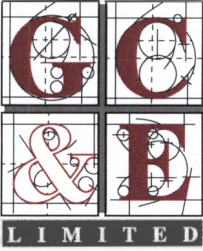
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case #2011-0021-A

PETITIONER: Elder Rakhimov

DATE OF CLOSING: August 9, 2010

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN 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

(see page 2 for full size photo)

LOCATION:
6606 Rosetta Road

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: July 23, 2010

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 2011-0021-A

To petition: A proposed open parking (driv.)
to have a rear yard setback as close as 1.6 feet
to line of the adjacent 30 1/2 feet, and to amend
the final development plan of Module X lot
Please see Photo 2, lot 67, only.

PUBLIC HEARING?

PURSUANT TO SECTION 26-102(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON August 9, 2011.

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
221 M. CHESAPEAKE AVE. TEL: 410-897-3381
TOWNSHIP TEL: 410-897-3381

HEARD AND DECISION MADE AT THE ZONING BOARD MEETING

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE #: 2011-0021-A

To present: A proposed sign project check
to have a rear yard setback as close as 10 feet
to line of the adjacent 22.1 ft. and to address
the front development plan of 1000 ft. View
Knoxville, TN 37615-0001

PUBLIC HEARING?

PURSUANT TO SECTION 20-2-201, SALT SPRING COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON AUGUST 8, 2011.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT DEPARTMENT
ON A GOVERNMENT SITE. TEL: 410-887-2301
WWW.SALTSPRINGCOUNTYGA.GOV
QUESTIONS ARE WELCOME. APPROVED BY ZONING

6606

6606



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 10, 2010

Eldar Rakhamimov & Taqtyana Kolker
6606 Rosetta Rd.
Baltimore, MD 21209

Dear: Eldar Rakhamimov & Taqtyana Kolker

RE: Case Number 2011-0021-A, 6606 Rosetta Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 14, 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
Doug Butschky, 5045 Miller Rd.; Glenville, PA 17329

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 9, 2010
Item Nos. 2011- 021, 022, 023, 025
And 027

DATE: August 5, 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-08092010 -NO COMMENTS.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 27, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 9, 2010

Item No.: **Administrative Variance: 2011-0021A – 0025A, and 2011-0027A**

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2010
RECEIVED

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

ZONING COMMISSIONER

AUG 03 2010

SUBJECT: 11-021 – Administrative Variance

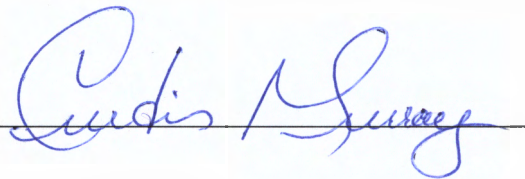
The petitioners request an administrative variance to allow a deck to be constructed with a rear yard setback of 22 ½ feet in lieu of the required 30 feet. The deck is larger than that shown in the pattern book for **Bonnie View Estates**, (AKA Parksyde at Mount Washington). However, the lot abuts a homeowners maintenance area, which is an open space and swm area, therefore the concerns about overcrowding, are remediate.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested variance in this particular case.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:
AFK/LL: CM



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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: AUGUST 2, 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. 2011-0021-A
6606 ROSETTA ROAD
RAKHIMOV/KOLKER PROPERTY
ADMIN. 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. 2011-0021-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,

A handwritten signature in blue ink that reads "Steven D. Foster".

Foster 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

TB AV 8/9

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 23 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 20, 2010
SUBJECT: Zoning Item # 11-021-A
Address 6606 Rosetta Road
(Rakhamimov & Kolker Property)

Zoning Advisory Committee Meeting of July 26, 2010

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

Reviewer: JWL Date: 8/20/10

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-5-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
_____	DEPRM (if not received, date e-mail sent _____)	_____
<u>7-27-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>8-2-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>supports</u>
<u>8-2-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-23-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☒	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☒	

Comments, if any: _____



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

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

Account Identifier: District - 03 **Account Number -** 2400013174

Owner Information

Owner Name: RAKHAMIMOV ELDAR
 KOLKER TATYANA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6606 ROSETTA RD
 BALTIMORE MD 21209
Deed Reference: 1) /24547/ 303
 2)

Location & Structure Information

Premises Address 6606 ROSETTA RD
Legal Description .222 AC PHASE 2
 6606 ROSETTA RD WS
 BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
79	2	83					67	2	Plat Ref:	78/ 80

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	3,128 SF	9,679.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	193,670	209,670		
Improvements:	295,780	398,430		
Total:	489,450	608,100	568,550	608,100
Preferential Land:	0	0	0	0

Transfer Information

Seller: BEAZER HOMES CORP	Date: 09/29/2006	Price: \$656,381
Type: IMPROVED ARMS-LENGTH	Deed1: /24547/ 303	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

Item #0021

Item #0021



Item #0021



Item #0021



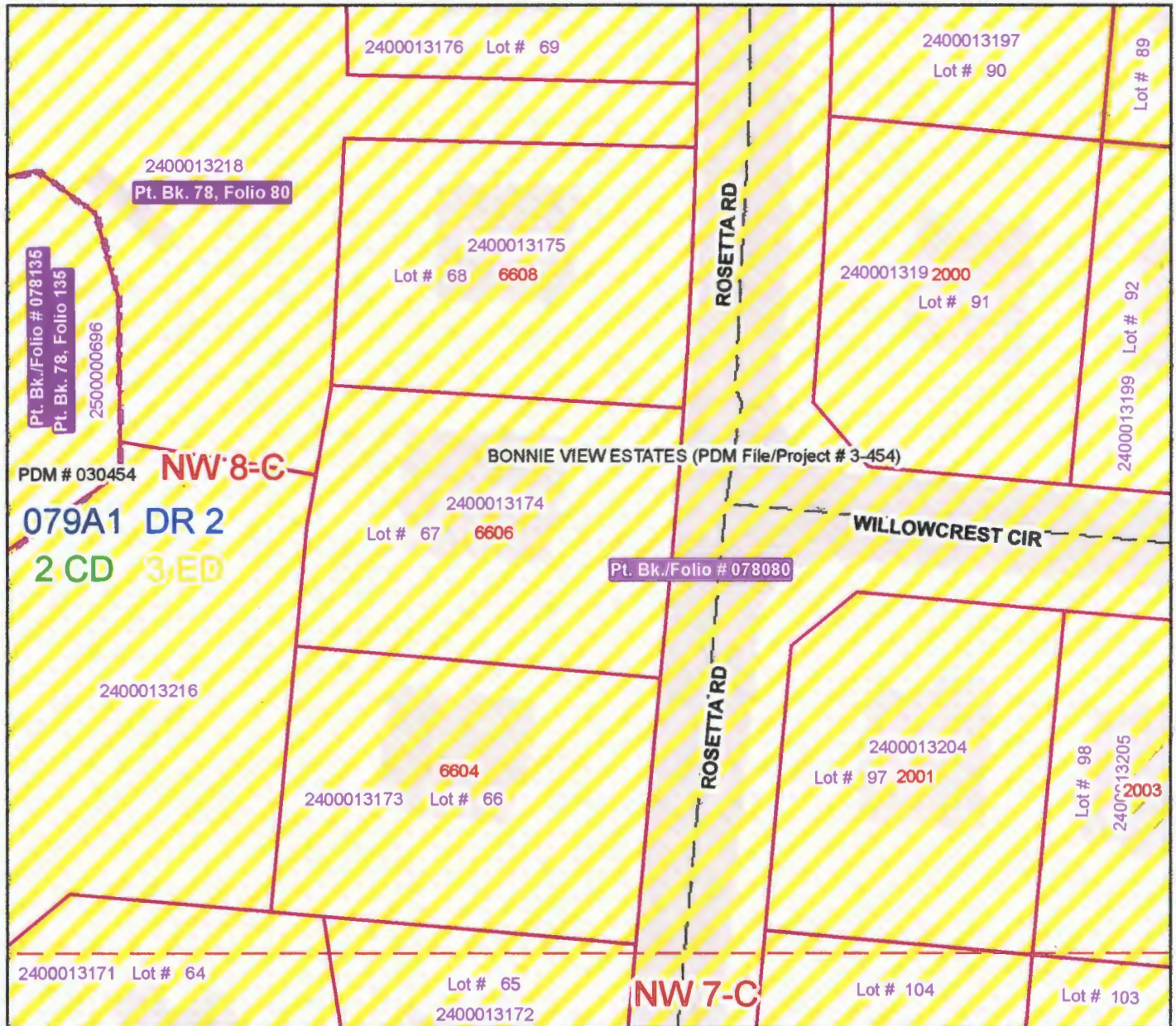
Item #0021



Item #0021



6606 Rosetta Road



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 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 Feet

1 inch = 50 feet

Item # 0021

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 6606 ROSETTA ROAD

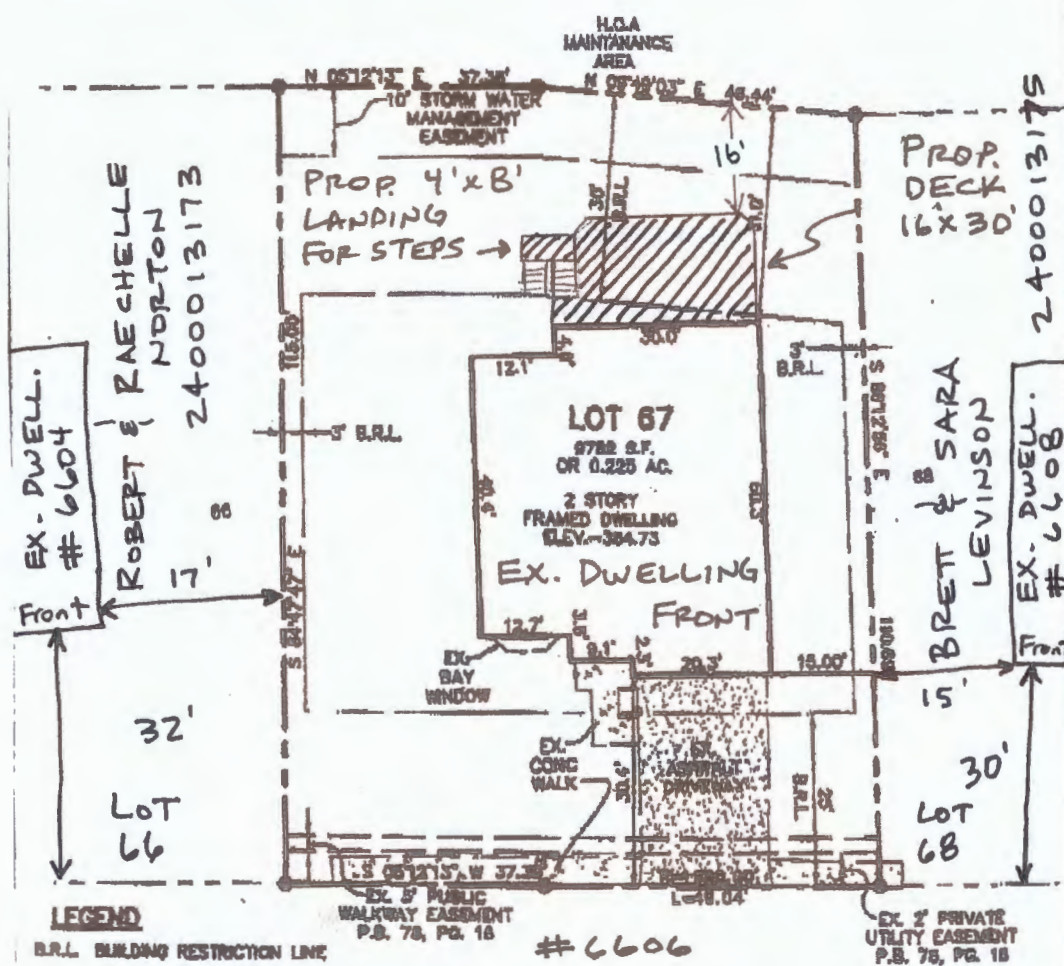
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BONNIE VIEW ESTATES

PLAT BOOK # 78 FOLIO # 016 LOT # 67 SECTION #

OWNER ELDAR RAKHAMIMOV &

TATYANA KOLKER



LEGEND

B.R.L. BUILDING RESTRICTION LINE

O = CAPPED IRON REBAR SET

8' TO CENTERLINE
OF WILLOWCREST

ROSETTA ROAD

30' R/W, 20' PAVING



NORTH

PREPARED BY DOUG BUTSCHKY - C.D.B.

SCALE OF DRAWING: 1" = 30'



LOCATION INFORMATION

ELECTION DISTRICT 3rd
COUNCILMANIC DISTRICT 2nd
1" = 200' SCALE MAP # 079A1
ZONING DR2
LOT SIZE 0.225 9752
ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY KTD ITEM # CASE # 2011-0021-A