

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

E side of Montemar Avenue, 660' of *
c/line of Bloomsbury Avenue *
1st Election District *
1st Councilmanic District *
(407 Montemar Avenue) *

Omer Sheikh *
Legal Owner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
CASE NO. 2012-0128-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by the legal property owner, Omer Sheikh. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a boarding or rooming house. In addition, the Petitioner is requesting variance relief from Sections 408.B.1.D and 409.6.A.1 of the B.C.Z.R. to permit two (2) parking spaces to be located in the front and side yard in lieu of the required four (4) spaces and side and rear yard. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the Special Hearing and Variance requests was Omer Sheikh. Numerous neighboring owners appeared and opposed the requests, and their names and addresses are listed on the sign-in-sheet included in the case file. It appears the Petitions were properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

It should be noted that this matter came before the OAH as a result of an active violation case with the Code Enforcement Division of the Department of Permits, Approvals and

ORDER RECEIVED FOR FILING

Date 1-12-12

By ESW

Inspections¹. A Code Enforcement Correction Notice was issued to the Petitioner on September 15, 2011, indicating (among other things) that Petitioner's home was occupied by more than two unrelated individuals, which required him to obtain approval of a rooming/boarding house. Hence, Petitioner filed requests for zoning relief.

Testimony and evidence offered revealed that the subject property consists of a one-story brick and frame dwelling (6,820 square feet), zoned D.R.2 and is located in the Catonsville area of the County. The house is situated in a community of similar single-family dwellings, and is located near UMBC and the Community College of Baltimore County. Petitioner testified he is the owner, and that he has recently experienced financial troubles that required him to rent the home. He stated he was unable to find a family to lease the entire home, and he therefore rented the home to four tenants, one of whom is Petitioner's brother.

Several neighbors testified at the hearing, including Berchie Manley, Cynthia Wills, Douglas Trettiem, Kellie Griffin, Joann Cricchi and Walter Dustmann. Though each identified specific concerns they had with the requests, common themes certainly emerged. Area residents complained about excessive noise, the large number of cars parked on the street, and (primarily) that allowing a boarding house would be inappropriate and out of character for this neighborhood of single-family dwellings, and would set a dangerous precedent for the similar conversion of other homes, especially given the proximity to two local colleges.

By letter dated January 4, 2012, three of the neighbors who testified at the hearing in this case submitted to the undersigned certain additional "information" for inclusion in the record. Under long-standing procedure, documents or additional evidence submitted after a case is heard and concluded are not considered, and I therefore was obliged to disregard this submission.

¹ Case No: CO-0100707

ORDER RECEIVED FOR FILING

Date 1-12-12

2

By DW

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Planning on December 7, 2011, as follows:

"The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning recommends denial of the petitioner's special hearing request. A rooming and boarding land use on the subject property is not consistent with existing surrounding single-family uses. Furthermore, the Department of Planning recommends denial of any variances. Rooming and boarding houses should comply with all applicable requirements of the BCZR.

This department does not support the provision of off-street parking in the rear yard of the subject property. Providing parking spaces in the rear yard would not be compatible with the adjacent properties and the surrounding neighborhood due to the fact that:

1. The arrangement and location of the parking spaces would not be patterned in a similar manner to those in the neighborhood.
2. The rear yard open space would be inconsistent with the open space patterns of the neighborhood, and it would not complement the rear yard open space of the adjacent properties."

Under the B.C.Z.R., a boarding house (at least in these circumstances, where Petitioner does not reside on the premises) is a building occupied (for compensation) by three or more individuals who are not related to each other by blood, marriage or adoption. B.C.Z.R. § 101.1. The dwelling at 407 Montemar is therefore a "boarding house", given that four tenants reside therein. The procedure to obtain approval for a boarding house in a residential zone is found in § 408B of the B.C.Z.R.

That regulation requires that the applicant demonstrate the use will be consistent with the surrounding community, and that the operation of the boarding house will satisfy the special exception standards set forth at B.C.Z.R. § 502.1. In this case, the Petitioner failed to present any evidence or testimony concerning how the operation of the boarding house would satisfy the

ORDER RECEIVED FOR FILING

Date 1-12-12

By [Signature]

numerous requirements and standards set forth in B.C.Z.R. § 502.1. The Petitioner appeared pro se, and was articulate and forthcoming. But the zoning regulations impose onerous requirements in cases of this nature, and the Petitioner would have been greatly assisted in this process by an attorney. While I am certainly sympathetic to his plight and the financial woes he is experiencing, I am nonetheless constrained by the law in this scenario, and am unable to approve the request unless the requisite showing has been made.

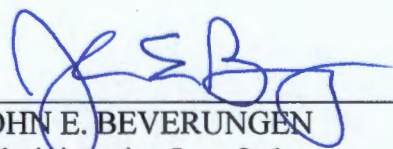
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions, and after considering the testimony and evidence offered by the parties, I find that Petitioner's requests for Special Hearing and Variance should be denied.

THEREFORE, IT IS ORDERED this 12 day of January, 2012 by the Administrative Law Judge, that Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a boarding or rooming house, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Variance relief requested pursuant to Sections 408.B.1.D and 409.6.A.1 of the B.C.Z.R. to permit two (2) parking spaces to be located in the front and side yard in lieu of the required four (4) spaces and side and rear yard, be and is hereby DENIED AS MOOT given the denial of the Special Hearing relief.

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

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 1-12-12

By DW

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

January 12, 2012

Omer Sheikh
518 West Sand Drive
Severn, MD 21144

RE: Petitions for Special Hearing and Variance
Case No.: 2012-0128-SPHA
Property: 407 Montemar Avenue

Dear Mr. Sheikh:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

- C: Jack and Berchie Manley, 402 Montemar Avenue, Catonsville, MD 21228
Cynthia Wills, 412 Montemar Avenue, Catonsville, MD 21228
Douglas Trettiem, 416 Montemar Avenue, Catonsville, MD 21228
Kellie Griffin, 409 Montemar Avenue, Catonsville, MD 21228
James R. and Joann Cricchi, 418 Montemar Avenue, Catonsville, MD 21228
Walter Dustmann, 406 Montemar Avenue, Catonsville, MD 21228
Susan Velisek, 405 Montemar Avenue, Catonsville, MD 21228
Deana L. Holler, 13 Moss View Court, Catonsville, MD 21228



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 407 MONTEMAR AVE. which is presently zoned DR.2
 Deed References: 23196/00274 10 Digit Tax Account # 0105320130
 Property Owner(s) Printed Name(s) OMER SHEIKH

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

A BOARDING-OR ROOMING HOUSE

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s) 408B.1.D., 409.6.A.1. (BCZR)

TO PERMIT 2 PARKING SPACES TO BE LOCATED IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED 4 SPACES AND SIDE AND REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

OMER SHEIKH

Name #1 - Type or Print

Name #2 - Type or Print

ASLH

Signature #1

Signature #2

518 WET SAND DR. SEVERN, MD

Mailing Address

City

State

21144

Zip Code

443.324.2521

Telephone #

osheikh6@yahoo.com

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2012-0128-SPHA Filing Date 11/10/11

Do Not Schedule Dates:

Reviewer DT

The Zoning Hearing Property Description

PART A

Zoning Property Description for 407 Montemar Ave. Catonsville, MD. 21228 .

Beginning at a point on the East side of Montemar Avenue which is 57.72 feet wide at the distance of 659.96 feet South of the centerline of the nearest improved intersecting street Bloomsbury Avenue which is 63.13 feet wide.

PART B

Being Lot Number Seven (7) in Block C, Section C Plat No. 2 of Oak Springs, which plat is recorded among the Plat Records of Baltimore County in Plat Book W.J.R. Number 27, folio 86, containing 6,820.00 Square Feet Location in 1st Election District and 1 Council District.

2012-0128-SPHA

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2012-0128-SPA

PETITIONER/DEVELOPER _____

OMER SHEIKH

DATE OF HEARING/CLOSING: _____

1/3/12

*fax
12/29/11
ma*

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

RECEIVED
JAN 04 2012
OFFICE OF ADMINISTRATIVE HEARINGS

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT 407 MONTEMAR AVENUE

THIS SIGN(S) WERE POSTED ON _____

December 19, 2011
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/19/11
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2012-0128-SPHA

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

FROM 205 STEPHENS BUILDING 108 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, JANUARY 3, 2012
AT 10:00 A.M.

REQUEST:

SPECIAL USES TO BE MADE OF A PARCELS OF

THIRTY-NINE (39) ACRES TO BE USED FOR 2 BOWLING SPACES

TO BE LOCATED IN THE FRONT YARD AND SIDE YARD IN

REAR OF THE PROPERTY. SPACES AND SIDE AND REAR

YARD

PERMITTED BY THE BOARD OF ZONING COMMISSIONERS FOR THE TOWSON DISTRICT

TO BE HELD FOR THE PUBLIC HEARING. FOR MORE INFORMATION, CONTACT THE ZONING COMMISSIONER AT 410-512-1200

FOR MORE INFORMATION, CONTACT THE ZONING COMMISSIONER AT 410-512-1200

12/19/2011

M. J. [Signature] 12/19/11

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 20, 2011 Issue - Jeffersonian

Please forward billing to:
Omer Sheikh
518 Wet Sand Drive
Severn, MD 21144

443-324-2521

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0128-SPHA

407 Montemar Avenue

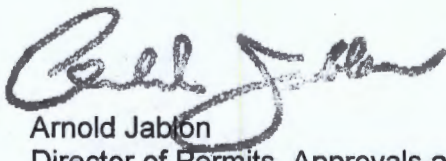
E/side of Montemar Avenue, 660 feet south of the centerline of Bloomsbury Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Omer Sheikh

Special Hearing to permit a boarding or rooming house. Variance to permit 2 parking spaces to be located in the front yard and side yard in lieu of the required 4 spaces and side and rear yard.

Hearing: Tuesday, January 3, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 8, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0128-SPHA

407 Montemar Avenue

E/side of Montemar Avenue, 660 feet south of the centerline of Bloomsbury Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Omer Sheikh

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Hearing: Tuesday, January 3, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Omer Sheikh, 518 Wet Sand Drive, Severn 21144

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 19, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2012-0128-SPHA

Petitioner: OMER SHEIKH

Address or Location: 407 MONTEMAR AVE
CATONSVILLE, MD. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: OMER SHEIKH

Address: 518 WET SAND DRIVE
SEVERN, MD 21144

Telephone Number: 443.324.2521

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: 2012-0128-SPHA

407 Montemar Avenue
E/side of Montemar Avenue, 660 feet south of the centerline of Bloomsbury Avenue

1st Election District
1st Councilmanic District
Legal Owner(s): Omer Sheikh
Special Hearing to permit a boarding or rooming house. **Variance:** to permit 2 parking spaces to be located in the front yard and side yard in lieu of the required 4 spaces and side and rear yard.

Hearing: Tuesday, January 3, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR,
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

JT. 12/690 Dec.20 293216

CERTIFICATE OF PUBLICATION

JB 12/12/11 1/3 faked 12/29/11
12/22/2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/20/2011.

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

RECEIVED

JAN 04 2012

OFFICE OF ADMINISTRATIVE HEARINGS

S. Wilkinson

LEGAL ADVERTISING

No. 76042

Date: 11/10/11

350

姓名：_____
 性别：_____
 年龄：_____
 职业：_____
 住址：_____
 电话：_____
 邮编：_____
 电子邮箱：_____
 身份证号：_____
 银行卡号：_____
 其他信息：_____

Total: 25.00

From: OMER SHARAH

For: 2012-0128. SSHA

401 MONTEMAR AVE

D Thompson

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

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

No. **76041**

Date: **11/10/11**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75.00

Total: **75.00**

Rec
From: **OMER SHEIKH**

For: **2012-0128-SPH**
407 MONTENAR FIVE
D THOMPSON

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 23, 2011

Omar Sheikh
518 Wet Sand Drive
Severn, MD 21144

RE: Case Number 2012-0128-SPHA, 407 Montemar Avenue

Dear Mr. Sheikh,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 11, 2011. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

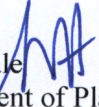
11/3 10 AM
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 6, 2011

FROM: Andrea Van Arsdale 
Director, Department of Planning

SUBJECT: 407 Montemar Avenue

RECEIVED

INFORMATION:

DEC 07 2011

Item Number: 12-128

Petitioner: Omer Sheikh

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 2

Requested Action: Special Hearing and Variance

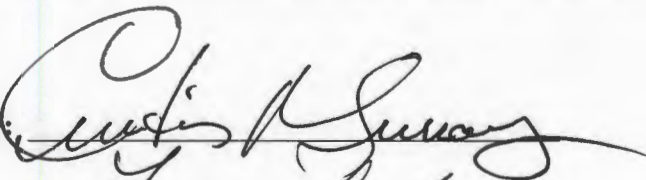
SUMMARY OF RECOMMENDATIONS:

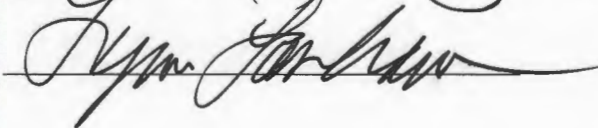
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning recommends denial of the petitioner's special hearing request. A rooming and boarding land use on the subject property is not consistent with existing surrounding single-family uses. Furthermore, the Department of Planning recommends denial of any variances. Rooming and boarding houses should comply with all applicable requirements of the BCZR.

This department does not support the provision of off-street parking in the rear yard of the subject property. Providing parking spaces in the rear yard would not be compatible with the adjacent properties and the surrounding neighborhood due to the fact that:

1. The arrangement and location of the parking spaces would not be patterned in a similar manner to those in the neighborhood.
2. The rear yard open space would be inconsistent with the open space patterns of the neighborhood, and it would not complement the rear yard open space of the adjacent properties.

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

Prepared by: 

Division Chief:
AVA/LL: CM 

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 28, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For December 5, 2011
Item Nos. 2012-126,127, 128, 129,130,132,133
And 134

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-12052011 -NO COMMENTS.doc



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-22-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0128-SPHA
Special Hearing Variance
Omer Sheikh
407 Montemar Avenue

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. 2012-0128-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
407 Montemar Avenue; E/S Montemar Avenue; * OF ADMINISTRATIVE
660' S of c/line of Bloomsbury Avenue *
1st Election & 1st Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Omer Sheikh *
Petitioner(s) * BALTIMORE COUNTY
* 2012-128-SPHA

* * * * *

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.

RECEIVED

NOV 29 2011

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 29th day of November, 2011, a copy of the foregoing Entry of Appearance was mailed to Omer Sheikh, 518 Wet Sand Drive, Severn, MD 21144, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT
ACTIVE VIOLATION CASE DOCUMENTS

CO0100707
407 Montemar Avenue

2012-0128
SPHA

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: December 12, 2011

TO: W. Carl Richards, Jr.

FROM: Lionel van Dommelen, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No: 2012-0128-SPHA
Legal Owner/Petitioner: Omer Sheikh
Property Address: 407 Montemar
Location Description: E/S of Montemar Ave, 660 feet South of centerline
of Bloomsbury Avenue.

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: Ray Harmon

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:

Case No: CO0100707
Correction Notices
Citation
Photographs

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Kaitlyn Heinbach in Room 213 in order that the appropriate action may be taken relative to the violation case.

LvD/kh
C: Ray Harmon, Code Enforcement Officer



CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER	FA NUMBER	PROP. TAX ID	ZONE
100707	0303657	0105320130	

☐ Owner ☐ Occupant ☐ Other

NAME(S):

SHEIKH OMER

MAILING ADDRESS:

407 MONTEMAR AVE

CITY

BALT

STATE

MD

ZIP CODE

21228

VIOLATION ADDRESS:

SAME

CITY

STATE

MARYLAND

ZIP CODE

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

- | | |
|---|--|
| ☐ 431: Improper parked/ illegal commercial vehicle(s) | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 450: Non permitted sign(s) | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 100.6: Non permitted livestock / fowl / poultry |
| ☐ 102.5: Residential site line violation /obstruction | ☐ 408B: Non permitted rooming/ boarding house |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B01: Non permitted private kennel. Limit 3 dogs |
| ☐ 1B01.1, ZCPM: Cease service garage activities | ☐ 101; 102.1; ZCPM: Illegal home occupation |
| ☐ 402: Illegal conversion of dwelling | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |

Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|--|
| ☒ 13-4-201(b)(d): Store garbage in containers w/tight lids | ☐ 35-2-301: Obtain building/ fence/ sign permit |
| ☒ 13-7-309; 13-7-310: Remove animal feces daily | ☐ 35-6-105: Obtain rental housing license |
| ☒ 13-7-310(a): Remove all trash & debris from property | ☐ 18-2-608: Exceeding time limit, Temp. Storage Unit |
| ☒ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 35-2-206: Install address numbers to property or home |
| ☐ 13-7-310(c): Cease all outside feeding of animals/birds | ☐ 1BC 115; BCBC 121: Remove/ Repair unsafe structure |
| ☐ 13-7-305: Cease rat harborage on premise | ☐ board and secure all openings to premise |
| ☐ 13-7-306: Eradicate all rat infestation on premise | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall |
| ☐ 13-7-112: Remove graffiti | ☐ grass and weeds to three (3) inches in height |

LIVABILITY CODE (B.C.C.)

- | | |
|--|--|
| ☐ 35-5-203: Condemnation of structure / equipment | ☐ 35-5-212: Repair heating / cooking equipment |
| ☐ 35-5-208(a): Repair exterior structure | ☐ 35-5-213: Provide fire and safety protection |
| ☐ 35-5-209(a): Repair interior structure | ☐ 35-5-231.1: Provide Carbon Monoxide detectors |
| ☐ 35-5-210 (a)(c): Provide proper lighting in structure | ☐ 35-5-214: Remove all accumulations & storage blocking egress, |
| ☐ 35-5-211(c): Repair plumbing defects to structure | ☐ stairwells, passageways, doors, windows, etc |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous / unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof / horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster / masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof /foundations |
| ☐ 35-2-404(a)(1)(vii): Repair ext. construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair / remove defective ext. sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS:

ROOMING / BOARDING HOUSE

BCZR 101; 102.1 1B01.1A; 408B

XXX

ANY QUESTIONS CALL ME

Pursuant to BCC:1-2-217; 32-3-602, a potential per day, per violation civil penalty has been assessed & may be placed as a lien upon your tax bill:

\$ 200.00

COMPLIANCE DATE: 10/15/11

INSPECTOR NAME: RAY HARMON (PRINT NAME)

9/15/11 ISSUED DATE

407 MONTEMAR AVE/CO0100707

Garbage not in container w/tight fitting lids
JT&D
Rooming house

9/15/11 talk with girl (Angie) friend of one of the adults that live at residence, stated 4 male adults live at address, also not related. Talk with owner advise him of violations. Phone # 443-324-2521 P/U 10/15/11 RH/*****

11/4/11 Talk with owner, stated he has appointment 11/8/11 with zoning to set date for use of property. Will reinspect , if no hearing will move to citation/U 11/11 /11 RH/*****

11/15/11 Talk with owner, He has applied for special hearing case e # 2012-0218 SPHA, Zoning Donna Thompson. stated hearing should be in late Dec. Will monitor, Updated complainant. P/u 1/16/12 Rh?*****

Debra Wiley - Fwd: 407 Montemar Avenue

From: John Beverungen
To: Debra Wiley
Date: 1/9/2012 9:23 AM
Subject: Fwd: 407 Montemar Avenue

for the file

>>> <jdnberchie@verizon.net> 01/07/12 6:31 PM >>>

January 4, 2012

Honorable Judge John Beverungen

Jefferson Building

105 W. Chesapeake Avenue

Towson, MD 21204

Dear Judge Beverungen,

Please add the following information into the record of Case Number 2012-0128-SPHA, heard on January 3, 2012:

1. Mr. Shrikh not only owns the property at 407 Montemar Avenue, but also another house at 746 Wilton Farms, Catonsville (purchased in 2002) and a third property located at 7919 Heather Mist Drive, Anne Arundel County (purchased in 2004). It is unlikely with the possession of these three real estate holdings that Mr. Shrikh needs to rent the Montemar house to relieve his financial hardship, but might instead be a real estate entrepreneur with multiple holdings.
2. Mr. Shrikh reported that he was unaware of many of the problems (parties, noise, multiple women staying overnight and accumulating trash) that the neighbors cited, although his brother is one of the tenants. If Mr. Shrikh moves to Africa, as he has recently indicated to a few of our neighbors, even less oversight of tenants would be provided, and the problems inherent with an absentee landlord could multiply.
3. Granting the petition for a Boarding/Rooming House use is precedent setting and will encourage more Boarding/Rooming house use, with the close proximity to UMBC and Baltimore County Community College-Catonsville.

4. If Mr. Shrikh sells 407 as a Boarding/Rooming House use, more houses will possibly be petitioned for change, since the precedent will have been set. Once a property is sold as a multiple resident rental property (Boarding/Rooming), it will be much more difficult to return it to a single family residence.

Judge Beverungen, we appreciate your objective deliberation and request that you consider these concerns and deny the petition. Thank you.

Sincerely,

Cynthia Wills

412 Montemar Avenue
410-747-3819

Joann Cricchi
418 Montemar Avenue
410-744-0908

Berchie Manley
402 Montemar Avenue

410-747-7419

Debra Wiley - 407 Montemar Avenue - Omer Sheikh - Boarding or Rooming House

From: Debra Wiley
To: Harmon, Raymond
Date: 12/30/2011 12:30 PM
Subject: 407 Montemar Avenue - Omer Sheikh - Boarding or Rooming House

Hi Ray,

Just to advise you that the above-referenced is scheduled before our office on Tuesday, January 3rd at 10 AM in Room 205 of the Jefferson Building. You probably refer to it as Code Violation #CO-100707.

Thanks and have a Happy New Year !

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Honorable Judge John Beverungen

Jefferson Building

105 W. Chesapeake Avenue

Towson, MD 21204

RECEIVED

JAN 09 2012

OFFICE OF ADMINISTRATIVE HEARINGS

January 4, 2012

Dear Judge Beverungen,

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CITIZEN'S SIGN-IN SHEET

NAME 407 Mont
CASE NUMBER 123-5678
DATE 1-3-12

ADDRESS

CITY, STATE ZIP

CATONSVILLE

CATONSVILLE

1

406 Montemar Ave

416 Montemar Ave

42 Montemar Ave

405 Montemar Ave

409 Montemar Ave

418 Montemar Ave

418 Montemar Ave

13 Montemar Ave

E-MAIL 407 Montemar Ave

CASE NUMBER 1-3-12

CITY, STATE, ZIP 21228

CATONSVILLE, MD

ADDRESS 407 Montemar Ave

NAME OMER SHEIKH

PLEASE PRINT CLEARLY

PETITIONER'S SIGN-IN SHEET

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 01 Account Number - 0105320130

Owner Information

Owner Name: SHEIKH OMER **Use:** RESIDENTIAL
Mailing Address: 518 WET SAND DR **Principal Residence:** NO
SEVERN MD 21144-2819 **Deed Reference:** 1) /23196/ 00274
2)

Location & Structure Information

Premises Address **Legal Description**
407 MONTEMAR AVE
BALTIMORE 21228-5214
407 MONTEMAR AVE
OAK SPRINGS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
0101	0014	1093		0000	C	C	7	1	Plat Ref:	0027/ 0086

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	1,344 SF	6,820 SF	04

Stories	Basement	Type	Exterior
1.000000	YES	STANDARD UNIT ASBESTOS SHINGLE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	150,820	132,800		
Improvements:	193,630	152,700		
Total:	344,450	285,500	285,500	285,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
EHRlich IDA	01/09/2006	\$280,000
Type: NON-ARMS LENGTH OTHER	Deed1: /23196/ 00274	Deed2:
EHRlich RAYMOND J	02/25/1987	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /07421/ 00663	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	0.00
State	000	0.00	0.00
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class:

6. Folio 43

Pt. Bk./Folio # 026043

0116350590
Lot #

DR 16

0113206290 Lot # 14

0107583560 Lot # 13
404

0103003890 Lot # 10
401

0112201910 Lot # 12
406

0103473780 Lot # 9
403

Lot # 1
2200007653

0114100970 Lot # 11
408

PDM # 010056

0110250231 Lot # 8
405

0119510890

1 CD

1 ED

0112740490 Lot # 10

101A2
SW 4-F

DR 2

Pt. Bk./Folio # 027086

0105320130 Lot # 7
407

SITE

0112003470
Lot # 9

0101690150 Lot # 6
406

0102850160

0101890081
Lot # 8

0111670930 Lot # 5
411

0102851591

Lot # 7
0108653100

Lot # 4
413

Pt. Bk. 27, Folio 86
0102202800

0108005530

Lot # 6
0103671170

Lot # 3
0108900190
415

2012-0128-S

Case No.: 2012-128-SPHA

Exhibit Sheet

Petitioner/Developer

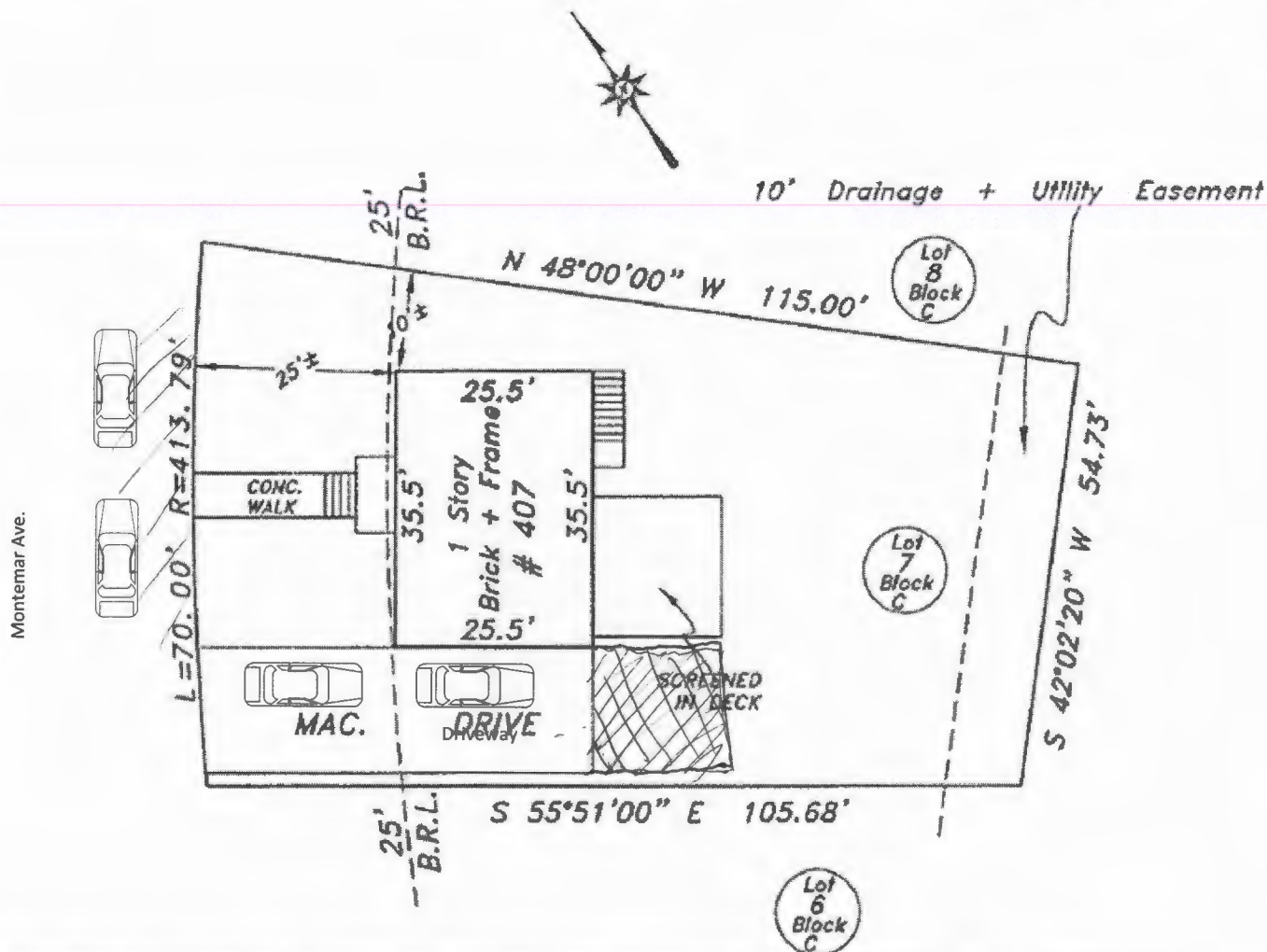
Protestant

No. 1	Site Plan	Envelope of Color Photos
No. 2	(3) Color Photos	Letters from Neighbors
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EXHIBIT NO.

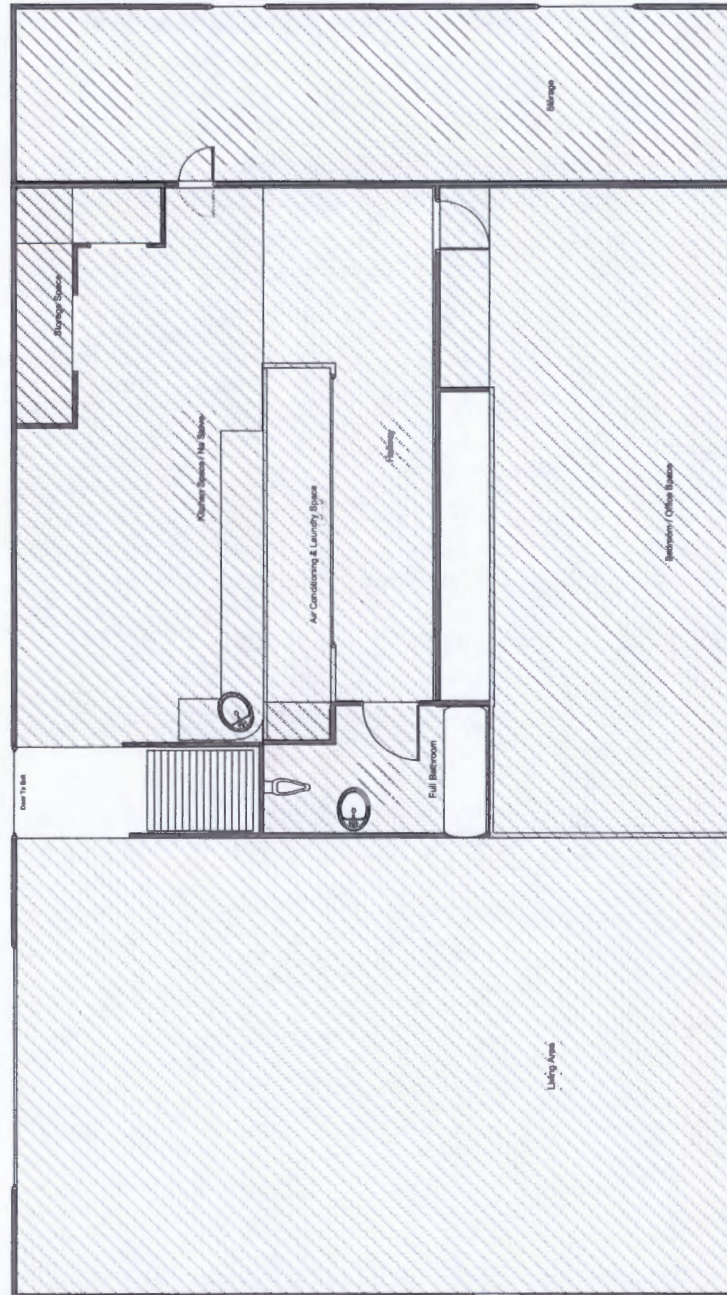
If so give case number and order result below:

Violation Case Info:



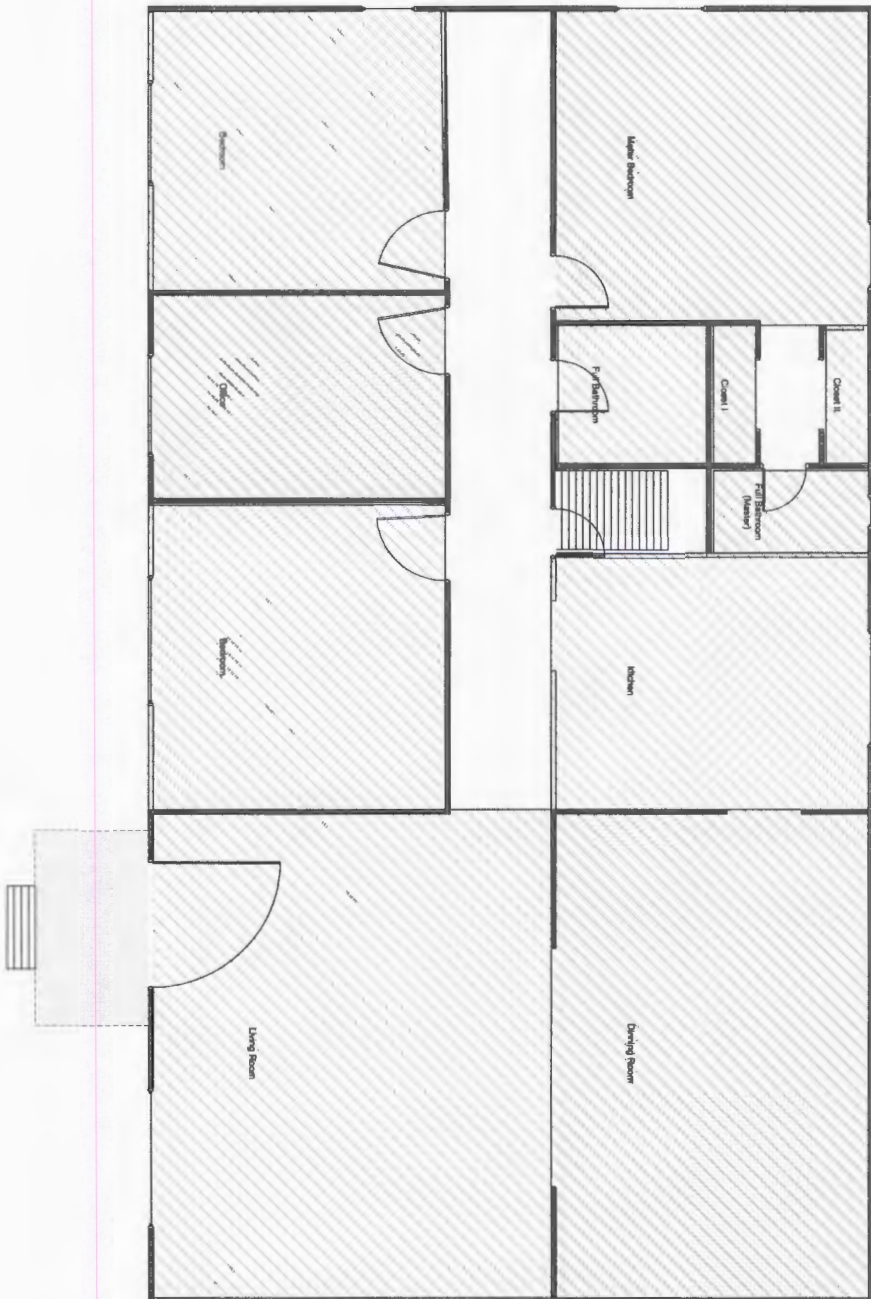
Scale:	1" = 25'
Date:	12-13-05
Field By:	H.B.
Drawn By:	H.B.
Drawing #	2495TOW

Floor Plan - 407 Montemar Avenue
Basement



2012-0128-SPHA

Floor Plan - 407 Montemar Avenue
Main Floor



2012-0128-SPHA



Case No.: 2012-128-SPHA

Exhibit Sheet

Petitioner/Developer

DW 1-13-12
2/14/12
PB
Protestant

No. 1	Site Plan	Envelope of Color Photos
No. 2	(3) Color Photos	Letters from Neighbors
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

403 Montemar Avenue
Catonsville, MD 21228

January 2, 2012

Zoning Commissioner
105 W. Chesapeake Avenue
Towson, MD 21204

Dear Zoning Commissioner:

Re: Case # 2012-0128-SPHA

Seven years ago, my husband and I searched for a home where we could raise our children in a safe community that supported our family values. After an extensive search of homes on the market, we chose the Oak Springs neighborhood on Montemar Avenue. The houses on Montemar Avenue were built in 1964-1965 by our neighbor, Mr. John Angel. Mr. Angel and many of the original homeowners still reside on this street today, some forty years later. Montemar Avenue has a reputation for its family-friendly community and convenient location; a short walk from Catonsville High School, the Lurman-Woodlands Amphitheatre, and the Bloomsbury Recreation Center; which offer neighbors the opportunity to engage in family-oriented activities.

Recently, the property owner of 407 Montemar Avenue has rented to a group of people who threaten the quality of our community. The house has been used to host several loud, late night parties where party-goers openly smoked an unknown substance on a hookah in the backyard. This is not the atmosphere I sought for my children. The same tenants failed to properly secure an outdoor make-shift porch, which became a hazard to neighbors during Hurricane Irene. Additionally, I have learned that the owner wishes to add parking spaces to the front and side yards of the house, which would be an eye sore to the rest of the neighborhood, possibly affecting neighbors' property values.

I fear that our Montemar family-friendly community will be lost if current property owners are allowed exceptions to the zoning laws designed to protect our community. Please deny the request to allow 407 Montemar Avenue to become a boarding house. Please protect our property values and deny the parking variation. Please help us to preserve our community, where we have chosen to raise our children in a family-centered environment.

Thank you for your consideration.

Respectfully,



Lisa Citko
Property Owner, 403 Montemar Avenue

406 Montemar Avenue
Catonsville, Maryland 21228
December 22, 2011

To Whom It May Concern

This letter is to confirm that I, Dorothy Dustmann, live at 406 Montemar Avenue in Catonsville, Maryland 21228, and cannot be at this hearing to protest the creation of a boarding house at 407 Montemar Avenue, Catonsville, Maryland 21228.

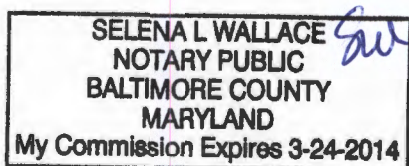
407 Montemar Avenue is directly across from the street from our home at 406 Montemar and my husband and I have seen, over the course of the past years, many individuals come and go from 407 Montemar.

Lately there have been as many as 7 cars parked in the driveway of 407 Montemar and on the street in front of and across from 407 in front of 408 Montemar. The individuals who live at 407 come and go from the home at all hours of the day and night. They conduct loud parties on the weekends where the music has been so loud, at a couple of parties toward the end of last summer, that we had to close our windows and turn on the air conditioning to keep out the noise. When asked by myself to please turn down the music, I was cursed at and told to leave them alone; something to the effect that they could do anything they wanted to do, and it was none of my business.

They tend to open their front door and stand out on the front porch of the property and smoke cigarettes. I realize that there is nothing wrong with this, but while the front door is open the whole time they are outside, loud music is coming from the home or they are talking very loud on their cell phones while outside; loud enough to be heard in our back yard.

Montemar Avenue is a neighborhood of families living in single homes. The neighborhood is a mixture of old people, middle aged people, and lately, young people with children. It is definitely not a neighborhood for renters or boarding homes. It is also not a neighborhood to be treated as if it were a college dorm area. They tend to leave trash on their front yard and do not mow their lawn for weeks at a time creating an ugly front yard when compared to the rest of the neighborhood lawns.

All I request is that there not be a boarding house in our neighborhood. The owner should never have purchased this home for that purpose, at least not in a neighborhood that is, to my understanding, not zoned for what he is trying to accomplish. It should be a single family home, like the rest of the neighborhood.



Sincerely,

Dorothy J. Dustmann
Dorothy J. Dustmann

412 Montemar Ave.
Catonsville, MD 21228
January 1, 2012

Zoning Commission
Baltimore County, MD
Case No. 2012-0128 SPHA

Dear Sirs:

The 4-bedroom home located at 407 Montemar ave. is a single family home as are all other homes both on the street and the surrounding area of Catonsville. A variance has been requested to change the zoning of 407 Montemar to allow a " boarding House or a rooming house ". It is being used for that purpose NOW with all bedrooms rented and perhaps other spaces by the absentee Owner. Usually, in the evening after work, there are 4 cars in the driveway and 4 on the street in front of 407 along the curb. The variance has requested 4 more parking spaces -- 2 in the front yard and 2 on the opposite side of the house from the existing driveway for a total of 8 off street and at least 4 on the street. Why does the owner need all of these parking spaces ?? (More renters or for loud parties parties of which there have been several already). Additionally, the curb would have to be broken to install another turn-in apron which would detract from the original plan of the neighborhood.

All of these changes would detract from the appearance of Catonsville, overall, and lower property values, thus, property taxes. The increased traffic load would constitute a health hazard as several young families have moved onto the street recently and have young children that inadvertently venture into the street.

Please reject this variance request completely.

Cynthia H. Wills
Milton H. Wills

Cynthia and Milton Wills

Zoning Commissioner
Room 205 Jefferson Building
105 W Chesapeake Avenue
Towson, MD 21204

Dear Zoning Commissioner:

25 December 2011

Re: Case # 2012-0128-SPHA

To Whom It May Concern-

I am unable to attend in person due to my current deployment to Afghanistan. My wife, Donik Lamb, has a general power of attorney, and is authorized to sign any legal documents on my behalf.

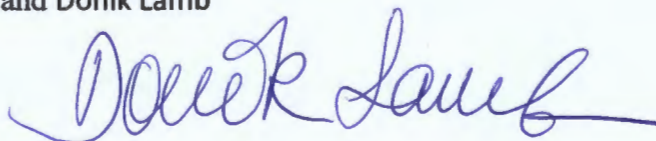
I respectfully request any exemptions from the current Montemar Ave zoning regulations be denied. The quality of life for me, my wife, and my child, will negatively be impacted if the owner of the property is allowed to operate a boarding house or any other "rental" style occupant arrangement that exceeds the current zoning regulations.

My family purchased and moved in our home on Montemar Ave in June 2008. Since that time, there have been multiple occasions where the owner of the property has essentially let the occupants "run rampant." Significant occurrences have included multiple late night parties where the occupants of the house have had between 5 to 15 vehicles parked in the street in addition to having excessive noise and music playing until the early morning hours. Additionally, the occupants "constructed" a patio/gazebo like portable structure, which included possible electrical code violations and actual flooring. (The occupants literally ran an electrical extension cord from the house and installed permanent lights within the structure). This gazebo was up for an extended period of time (weeks). When Hurricane Irene was approaching, the occupants were specifically asked by another Montemar house to take the structure down in order to mitigate potential debris damage to other houses on the street. The occupants disregarded the request and when hurricane struck the area, the gazebo structure was destroyed and the debris struck the neighboring houses.

The aforementioned examples of the owner's lack of involvement with his occupants have clearly demonstrated to my family, and my fellow residents on Montemar, that allowing the owner to operate a boarding house (or any other multiple, non related, occupant residency), will have a detrimental effect on the quality of life for everyone but the owner and residents of the property in question.

Sincerely,

Patrick Lamb and Donik Lamb



PLEASE PRINT CLEAR

NAME

JACOB + BECKIE MAHLER
WALTER D. STANARD
DOUGLAS TRETHER
CYNTHIA H. WILLS
SUSAN VELISSEK
KELIE GOLFEN
JAMES R. CRICCHI
JO ANN CRICCHI
DEANA L. HOLLER

