

Debra Wiley - 2012-0286-A

From: John Beverungen
To: Glenn Berry
Date: 11/20/2012 2:52 PM
Subject: 2012-0286-A
CC: Debra Wiley

JB 10-26-12
THIS MEMO GRANTS APPROVAL
FOR CASE 2012-0286-A

Mr. Berry,

This follows our telephone conversation of a few moments ago, concerning the above case.

As I explained to you, I unfortunately misperceived the nature of the zoning relief sought by this gentlemen, and I am afraid that matters were made worse at the hearing by a language barrier. In any event, it now seems clear that Petitioners seeks variance relief for a 5' rear yard setback, in lieu of the 11.25' specified under the BCZR. This is in fact what the Petition requested, but things got sidetracked at the hearing when an adjoining neighbor to the side (at 4 Adil Ct.) objected to the relief. As noted in my earlier order, that neighbor stated on the record he was OK with the current placement of the deck, and the neighbor to the rear of the Petitioners' home (where variance relief is sought) did not object to the relief.

So, I guess bottom line is that the grant of variance relief for the 5' rear yard setback is within the spirit and intent of my previous order, and that order shall accordingly be and is clarified in accordance with this correspondence, which shall be kept in the case file.

Again, sorry for the confusion and please contact me if you have any questions.

John Beverungen
ALJ

JB 10-26-12

IN RE: PETITION FOR VARIANCE

(2 Adil Court)

1st Council District

1st Election District

Shah N. and Robina Hamdani

Petitioners

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2012-0286-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Shah N. and Robina Hamdani, legal owners of the above property. The Petitioners are requesting Variance relief pursuant to §§ 504.2 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and § V.B.6.b of the Comprehensive Manual of Development Policies ("CMDP"), to permit an existing deck with a rear yard setback of 5' in lieu of the required 11.25'. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Shah N. Hamdani. Appearing as an interested person was Eric D. Driver. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

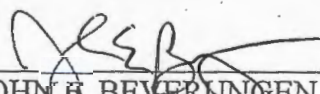
Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. The Petitioner submitted a petition of support signed by all of the residents of Adil Court with the exception of the immediate neighbor at 4 Adil Court. Exhibit 2.

permit, and perhaps, based on the size of the original deck -- much of which was subsequently dismantled by Petitioners -- for violating the rear yard setback. Again, as noted above, the deck as presently existing would appear to satisfy the 11.25' rear yard setback. As such, the resolution of this case should also resolve any outstanding code enforcement issues, and a copy of this Order will be provided to the code official for verification of that fact.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioners, I find that Petitioners' variance request should be dismissed, without prejudice, as unnecessary.

THEREFORE, IT IS ORDERED, this 7th day of November, 2012 by this Administrative Law Judge that Petitioners' Variance request from §§ 504.2 and 303.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") and § V.B.6.b of the Comprehensive Manual of Development Policies ("CMDP"), to permit an existing deck with a rear yard setback of 5' in lieu of the required 11.25', be and is hereby DISMISSED WITHOUT PREJUDICE.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

Debra Wiley - 2012-0286-A

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To: Glenn Berry
Date: 11/20/2012 2:52 PM
Subject: 2012-0286-A
CC: Debra Wiley

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As I explained to you, I unfortunately misperceived the nature of the zoning relief sought by this gentlemen, and I am afraid that matters were made worse at the hearing by a language barrier. In any event, it now seems clear that Petitioners seeks variance relief for a 5' rear yard setback, in lieu of the 11.25' specified under the BCZR. This is in fact what the Petition requested, but things got sidetracked at the hearing when an adjoining neighbor to the side (at 4 Adil Ct.) objected to the relief. As noted in my earlier order, that neighbor stated on the record he was OK with the current placement of the deck, and the neighbor to the rear of the Petitioners' home (where variance relief is sought) did not object to the relief.

So, I guess bottom line is that the grant of variance relief for the 5' rear yard setback is within the spirit and intent of my previous order, and that order shall accordingly be and is clarified in accordance with this correspondence, which shall be kept in the case file.

Again, sorry for the confusion and please contact me if you have any questions.

John Beverungen
ALJ

MEMORANDUM

DATE: December 12, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0286-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ☒ Case File
Office of Administrative Hearings



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 2 ADIE CT. which is presently zoned DR3.5
 Deed References: 31677/00146 10 Digit Tax Account # 2200001283
 Property Owner(s) Printed Name(s) SHAH & ROBINA HAMDANI

(SELECT THE HEARING(S) BY MARKING ☒ 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

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

3. ☒ a **Variance** from Section(s) 504.2; BC2R, 303.1; BC2R AND V.B.6.b(CMDP),
TO PERMIT AN EXISTING DECK WITH A REARYARD SETBACK OF
5 FT. IN LIEU OF THE REQUIRED 11.25 FT.

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)

TO BE PRESENTED AT HEARING

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 or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2012-0286-A

Filing Date

6/14/12

Do Not Schedule Dates:

Reviewer

JCM

Zoning Description:

Zoning Description for 2 ADIL Court.
That property located on the Northeast
corner of ADIL Court & North Rolling Rd.
on the record that "ADIL MEADOWS" AT
LIBER 61, FOLIO 120, CONTAINING 0.116 ACRES[±]
ELECTION DISTRICT 1ST & COUNCILMANIC DISTRICT 1ST.

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

No. **83461**

Date: **5-9-12**

PAID RECEIPT

BUSINESS - ACTUAL TIME PER
 5/15/2012 5/14/2012 10:19:11 2

86 W012 WALTON JEWELL

RECEIPT # 778061 5/14/2012 00121

Dept 5 520 TRAINING VERIFICATION

CR NO. 083461

Recpt Int. \$75.00

4.00 CR \$75.00 CR

Baltimore County, Maryland

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

Total: **\$ 75.00**

Rec From:

SHAH HAMDANI

For:

VARIANCE 2012-0286-A

2 ADIL CT.

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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:

2012-0286-A

Item Number or Case Number: _____

Petitioner: SHAH HAMDANI

Address or Location: 2 ADIL COURT BAIT, MD. 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lee Giroux

Address: 733 CAMBERLEY CR. UNIT A-3
TOWSON, MD. 21204

Telephone Number: 443-564-8875

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 23, 2012 Issue - Jeffersonian

Please forward billing to:

Shah Hamdani
2 Adil Court
Catonsville, MD 21228

443-253-8038

NOTICE OF ZONING HEARING

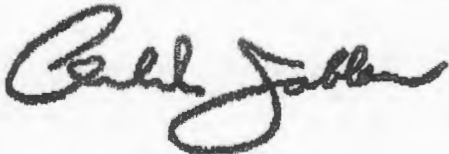
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2012-0286-A

2 Adil Court
N/e corner of Adil Court and N. Rolling Road
1st Election District – 1st Councilmanic District
Legal Owner: Shah Hamdani

Variance to permit an existing deck with a rear yard setback of 5 feet in lieu of the required 11.25 feet.

Hearing: Friday, September 14, 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

August 8, 2012

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: 2012-0286-A

2 Adil Court

N/e corner of Adil Court and N. Rolling Road

1st Election District – 1st Councilmanic District

Legal Owner: Shah Hamdani

Variance to permit an existing deck with a rear yard setback of 5 feet in lieu of the required 11.25 feet.

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Shah Hamdani, 2 Adil Court, Catonsville 21228

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 24, 2012.**
- (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.**

ZONING NOTICE

CASE # 2012-0286-A

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

ROOM 205 JEFFERSON BUILDING 105

PLACE: WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, SEPTEMBER 14, 2012
AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING
DECK WITH A REAR YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 11.25 FEET

POSTPONEMENT DUE TO WEATHER OR OTHER CIRCUMSTANCES FOR PUBLIC NOTICE NECESSARY.
TO CANCEL PLEASE CALL 410-607-3391

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

ngaturDge 8/22/12

CERTIFICATE OF POSTING

RE: Case No. 2012-0286-A

Petitioner/Developer SHAH
HAMDANI

Date Of Hearing/Closing: 9/14/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2 ADIL COURT

This sign(s) were posted on August 22, 2012
Month, Day, Year

Sincerely,

Martin Ogle 8/22/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2012-0286-A

2 Adil Court

N/e corner of Adil Court and N. Rolling Road
1st Election District - 1st Councilmanic District
Legal Owner(s): Shah Hamdani

Variance: to permit an existing deck with a rear yard set-back of 5 feet in lieu of the required 11.25 feet.

Hearing: Friday, September 14, 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.
08/290 August 23 870774



501 N. Calvert Street, Baltimore, MD 21278

August 23, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 23, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

CERTIFICATE OF POSTING

RE: Case No 2012-0286-A

Petitioner/Developer SHAH HANDANI

Date Of Hearing/Closing: 10/24/12

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 2 ADIL COURT

This sign(s) were posted on October 5, 2012
Month, Day, Year

Sincerely,

Martin Ogle 10/5/12
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 2012-0286-A

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

ROOM 205 JEFFERSON BUILDING 105

PLACE: WEST CHEESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, OCTOBER 26, 2012
AT 1:30 P.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING
DECK WITH A REAR YARD SETBACK OF 5 FEET IN
LIEU OF THE REQUIRED 11.25 FEET

DISAPPEARANCES DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE NECESSARY.
TO CONFIRM HEARING CALL 410-607-3097

DO NOT REMOVE THIS SIGN AND PUT OUT OF VIEW UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

Martha 10/5/12



KEVIN KAMENETZ
County Executive

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

September 19, 2012

NEW 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: 2012-0286-A

2 Adil Court

N/e corner of Adil Court and N. Rolling Road

1st Election District – 1st Councilmanic District

Legal Owner: Shah Hamdani

Variance to permit an existing deck with a rear yard setback of 5 feet in lieu of the required 11.25 feet.

Hearing: Friday, October 26, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Shah Hamdani, 2 Adil Court, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 6, 2012.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 4, 2012 Issue - Jeffersonian

Please forward billing to:

Shah Hamdani
2 Adil Court
Catonsville, MD 21228

443-253-8038

NOTICE OF ZONING HEARING

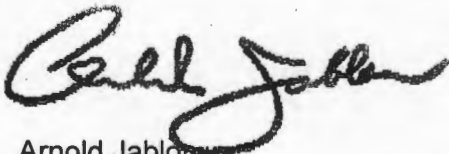
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CASE NUMBER: 2012-0286-A

2 Adil Court
N/e corner of Adil Court and N. Rolling Road
1st Election District – 1st Councilmanic District
Legal Owner: Shah Hamdani

Variance to permit an existing deck with a rear yard setback of 5 feet in lieu of the required 11.25 feet.

Hearing: Friday, October 26, 2012 at 1:30 p.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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
2 Adil Court; N/E cor of Adil Ct & N. Rolling Rd		
1 st Election & 1 st Councilmanic Districts	*	OF ADMINSTRATIVE
Legal Owner(s): Shah Hamdani		
Petitioner(s)	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2012-286-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

RECEIVED

JUL 18 2012

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 18th day of July, 2012, a copy of the foregoing Entry of Appearance was mailed to Shah Hamdani, 2 Adil Court, Catonsville, MD 21228, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2012-

2012-0286-A

10/26

1:30

CHECKLIST

Pres.
Set for
9/14
but
PP
per
Knutson
9-6
Never
said
file.

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7-19

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

NC

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

FIRE DEPARTMENT

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

7-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10-4

SIGN POSTING Date: 10-5 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

9/14 10am

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 - 2200001283

Owner Information

Owner Name: HAMDANI ROBINA
HAMDANI SHAH N
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 2 ADIL CT
BALTIMORE MD 21228-2700
Deed Reference: 1) /31677/ 00146
2)

Location & Structure Information

Premises Address 2 ADIL CT
BALTIMORE 21228-2700
Legal Description .116 AC
2 ADIL CT
ADIL MEADOWS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0094	0018	0019		0000			11	1	0061/ 0120

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	2,240 SF	5,052 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	119,500	101,500		
Improvements:	202,420	200,900		
Total:	321,920	302,400	302,400	302,400
Preferential Land:	0			0

Transfer Information

Seller: JOHNSON KALENA P	Date: 06/26/2008	Price: \$355,000
Type: ARMS LENGTH IMPROVED	Deed1: /31677/ 00146	Deed2:
Seller: JOHNSON TYRONE A	Date: 01/09/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23200/ 00310	Deed2:
Seller: NGUYEN KHANH C	Date: 08/31/2004	Price: \$290,000
Type: ARMS LENGTH IMPROVED	Deed1: /20616/ 00247	Deed2:

Exemption Information

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

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

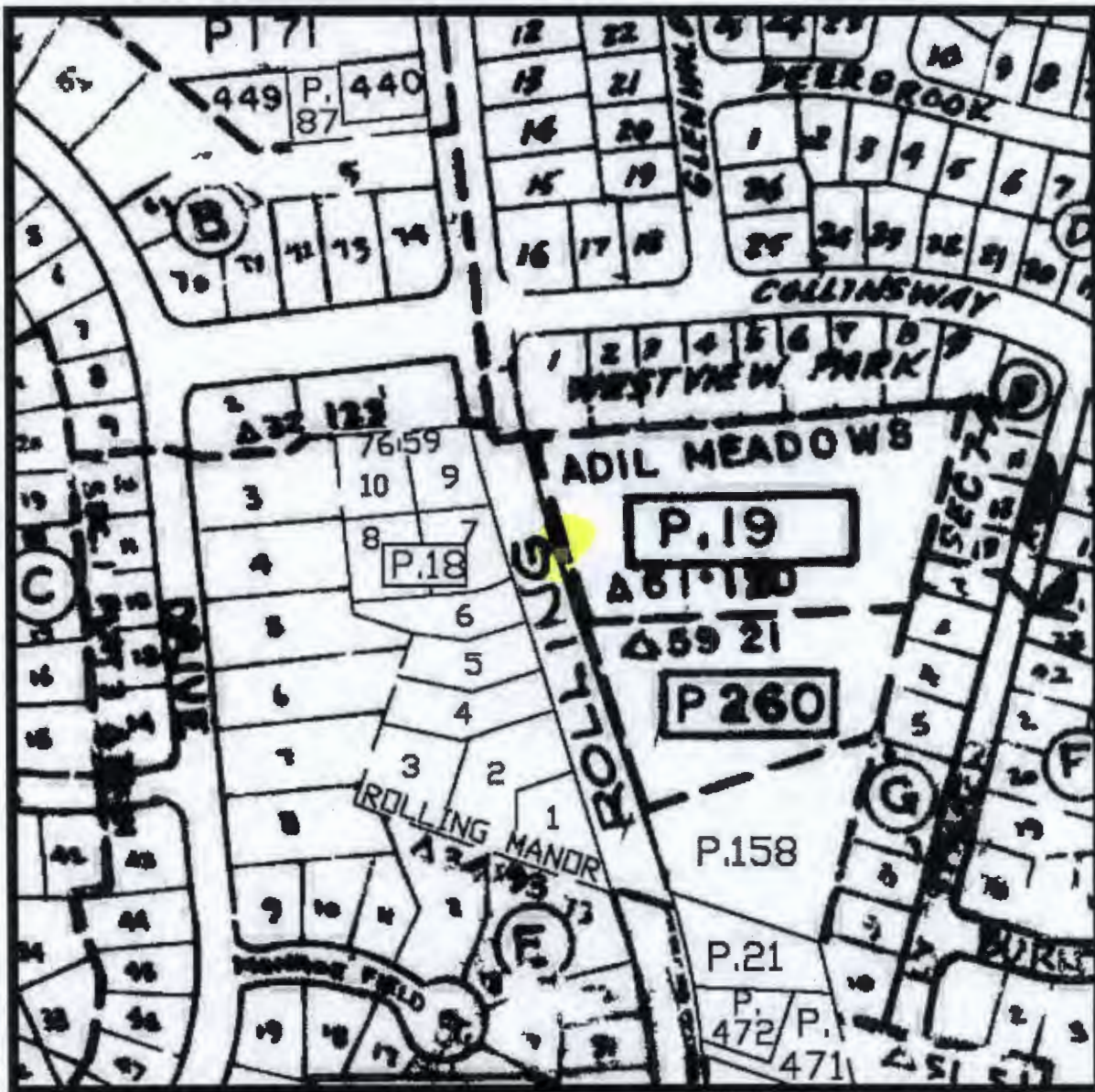
Homestead Application Status: No Application



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

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

District - 01 Account Number - 2200001283



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 ©2011. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

9/14
10am
205

Debra Wiley - ZAC Comments - Distribution Mtg. of 7/16

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 7/25/2012 3:51 PM
Subject: ZAC Comments - Distribution Mtg. of 7/16

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0286-A - 2 Adil Court

No hearing date in data base as of today

2012-0298-A - 25 Offspring Court

Administrative Variance - Closing Date: 7/30

2012-0329-SPH - 7827 Babikow Road

No hearing date in data base as of today

2012-0330-A - 2206 A Ridge Road

Administrative Variance - Closing Date: 7/23

2012-0331-A - 3801 Schnaper Drive

No hearing date in data base as of today

2012-0332-A - 536 Piccadilly Road

Administrative Variance - Closing Date: 7/30

2013-0001-A - 2112 Riverview Road

Administrative Variance - Closing Date: 8/6

2013-0002-A - 1005 Rolandvue Road

Administrative Variance - Closing Date: 8/6

2013-0003-A - 6 Brierleigh Court

Administrative Variance - Closing Date: 8/6

2013-0004-SPHA - 1236 E. Riverside Road - CRITICAL AREA

No hearing date in data base as of 7/25

Thanks.

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

Subject: ZAC Comments - Distribution Mtg. of 7/16
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 7/25/2012 3:51 PM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	7/25/2012 3:51 PM	



KEVIN KAMENETZ
County Executive

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

October 17, 2012

Shah Hamdani
2 Adil Court
Catonsville MD 21228

RE: Case Number: 2012-0286 A, Address: 2 Adil Court, 21228

Dear Mr. Hamdani:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 14, 2012. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

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



State Highway
Administration

Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 7-16-12

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

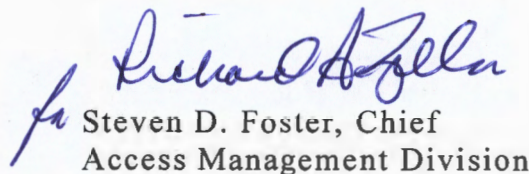
RE: Baltimore County
Item No 2012-0286-A
Variance
Shah Hamdani
2 Adil Court

Dear Ms. Lewis:

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. 2012-0286-A.

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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 19, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2012
Item Nos. 2012-0286, 0298, 0327, 0328, 0329, 0330, 0331, 0332.
Item Nos. 2013-0002, 0003, 0004.

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-07302012-NO COMMENTS.doc

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: #2012-0286-A

2 Adil Court

N/e corner of Adil Court and N. Rolling Road

1st Election District - 1st Councilmanic District

Legal Owner(s): Shah Hamdani

Variance: to permit an existing deck with a rear yard setback of 5 feet in lieu of the required 11.25 feet

Hearing: Friday, October 26, 2012 at 1:30 p.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.
10/006 October 4 878820



501 N. Calvert Street, Baltimore, MD 21278

October 4, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 4, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

From: Shah Hamdani
2 Adil ct.
Catonsville MD, 21228

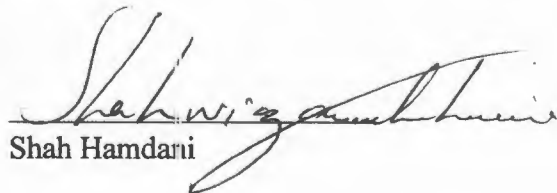
August 25, 2012

To: Zoning Offices
111 West Chesapeake Ave
Room 111, Towson MD 21204
RE: Case # 2012-0286-A

To whom it may concern,

I have been served with the case number 2012-0286-A by the authority of the zoning Act and Regulations of Baltimore County. They will hold a public hearing for this case for which the date has been set on September 14, 2012, however I cannot make that date because I have been out of the States from July 29th and I won't be back until September 15th. I am requesting a postponement for this hearing to any date in the month of October.

Regards


Shah Hamdani

10-26-12

Case No.: 2012 - 286 - A

Exhibit Sheet

Petitioner/Developer

Protestant

10-26-12
11-7-12 BW

No. 1	Site Plan	Color Photo
No. 2	Neighborhood Petition	Color Photo
No. 3	Color Photo	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

LONGING HEARING PLAN FOR VARIANCE IN 2 ADIL COURT OWNERS: RUBINA + SHAH

PLAT BK. 061:13
SECTION:
TAC IS# 6

2451
10x12
open
wood
deck

PROPOSED
10x12
open
wood
deck

Subject
Property

Rolling
60ft

70ft W

#1333

Lot
12

69.00

52.55

38.3

25'
BRI

32.5

2 STOREY
HOME

38.3

25'
BRI

EXISTING
DRIVE
WAY

20'

59.00

Lot
10

69.3

ADIL COURT

59.00

56.79

25'

25'

Lot
1

97.9

Lot
2

40'

PETITIONER'S

EXHIBIT NO.

1

5-24-2012

To Whom It May Concern

This letter is to inform
you that I Virginia Barnes live
at 5 Adil Ct. is the neighbor of
Shah & Mobina Hamdani. They
are very nice and pleasant family.
I have not had any problems
or complaints about them. They are
quiet & keep to there selfs.

Thank you,
Virginia Barnes

5 ADIL CT

Rodney Williams 6 Adil Ct.
(Rodney J. Williams)

PETITIONER'S

EXHIBIT NO.

2

Shah Hamdani and Robina Hamdani
2 Adil Ct,
Catonsville, MD, 21228

May 23, 2012

To Whom It May Concern:

We have recently moved into this neighborhood and have friendly relations with all of our neighbors. We have no objections to Mr. and Mrs. Hamdani building a deck in their yard. We wish them the best of luck with their new deck.

If you have any questions or concerns please call at 314-477-8527.

Sincerely,

 . MD

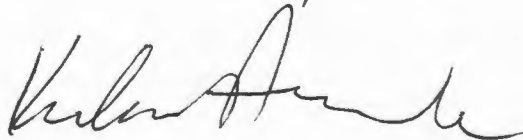
Sneha Shah, M.D.
9 Adil Ct,
Catonsville, MD, 21228

9 ADIL CT

Fredrick W. Leigh
11 Adil Ct.

11 ADIL CT

Catonsville, MD. 21228



3 Adil Ct

3 ADIL CT

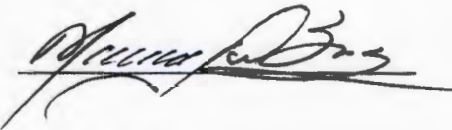
KNOX
8 Adil CT
Mrs Knox

8 ADIL CT

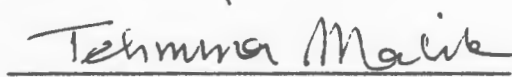
To whom it may concern,

My wife, Tehmina Malik, and I would like to acknowledge our relationship with Shah Hamdani and Rubina Hamdani. I have known the two since 1997, ever since Shah was in the transportation business. For the past couple of years, they have been neighbors of ours and have become dear friends. We know the two to be very kind hearted, Courteous, helpful, honest, and just great humanitarians. We have no objections to any changes they apply to their home, such as building a deck, or any other changes they would like to implement.

If anyone has any questions, they can contact us via email at malikgulbaz@hotmail.com or call us at 443-691-1180



Malik Gul Baz



Tehmina Malik

ADIL CT

CATONSVILLE
MD 21228

Shah Hamdani and Robina Hamdani
2 Adil Ct
Baltimore, MD 21228

5/24/2012

To whom it may concern;

We have been living in the neighborhood for several years and we have a very friendly relationship with Mr. Shah's family. We have no problem with Mr. Shah constructing a deck in his backyard.

Rulda Singh
Rulda Singh & Kalvir Kaur
1 Adil Ct
Baltimore, MD 21228

7 Adil CT. 7 Adil Ct.
Rulda Singh

10 Adil Ct. Sammy Kaur

Shah Hamdani and Robina Hamdani
2 Adil Ct,
Catonsville, MD, 21228

May 23, 2012

To Whom It May Concern:

We have recently moved into this neighborhood and have friendly relations with all of our neighbors. We have no objections to Mr. and Mrs. Hamdani building a deck in their yard. We wish them the best of luck with their new deck.

If you have any questions or concerns please call at 314-477-8527.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Sneha Shah', followed by the letters 'M.D.' in a simple, slightly stylized font.

Sneha Shah, M.D.
9 Adil Ct,
Catonsville, MD, 21228



10-26-12

Case No.: 2012 - 286 - A

Exhibit Sheet

Petitioner/Developer

Protestant

DW 12-12-12
11-7-12 DW

No. 1	Site Plan	Color Photo
No. 2	Neighborhood Petition	Color Photo
No. 3	Color Photo	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





PLEASE PRINT CLEARLY

CASE NAME 2 Adil Ct.
CASE NUMBER 2012-286-A
DATE 10-26-12

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

SHAH HAMIRAN
ERIC D. DRIVER

2 ADIL CT
4 ADIL CT

CATONSVILLE MD 21228
CATONSVILLE MD 21228

hamirani.eagle@yahoo.com

Protestant

PDM # 010133

PDM # 010357

1340
Lot # 1
Pt. Bk. 32, Folio 123
0106451804
Pt. Bk./Folio # 032123

0108654250
Pt. Bk. 28, Folio 73
Lot # 1
Pt. Bk./Folio # 028073

DR 5.5
010950
Pt. Bk. 26, Folio 149
Lot # 2
Pt. Bk./Folio # 026149A

Lot # 3
010661440
Pt. Bk./Folio # 026149A

Lot # 4
0105430540

094C2

2200001286

2200001285 Lot # 13

Lot # 8
2200001280

1338
2400004489 Lot # 9

2200001281
ADIL MEADOWS (PDM File/Project #)
61, Folio 120
Lot # 9

2200001284
Lot # 12
19950411

PDM # 010339

2200001282
Lot # 10
4

Pt. Bk./Folio # 061120

2200001283

Lot # 11

Subject Property →

ADIL CT

DR 3.5
094C3

1 ED

SW 1-G

1-CD

PDM # 010490

Pt. Bk./Folio # 076059

2400004486

Lot # 6 1330

Pt. Bk. 33, Folio 111

Pt. Bk./Folio # 033111

Lot # 6
2400004485 Lot # 5

1328

Lot # 5

Lot # 4

1326
2400004484 Lot # 4

Lot # 2

0104650030

2400004483 Lot # 3

2400004482 Lot # 2

Lot # 1

ROLLING MEADOWS (PDM File/Project #)

1327

Lot # 1 Pt. Bk. 59, Folio 21
2100006310

PDM # 010333

Pt. Bk./Folio # 059021

2100006312 Lot # 3
2100006313 Lot # 4
2100006314 Lot # 5

2100006315 Lot # 6
1323

N ROLLING RD

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 11/20/12

OEA: 1117

HISTORIC DISTRICT/BLDG.

PERMIT # B
RECEIPT # A
CONTROL # 4R
XREF #:

PROPERTY ADDRESS 2 ADIL CT CATONSVILLE

SUITE/SPACE/FLOOR

SUBDIV: Adil Meadows

TAX ACCOUNT #: 2200001283

DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST, FIRST)

NAME: SHAHN ROBINA HAMDANI

ADDR: 2 ADIL CT CATONSVILLE MD 21228

DOES THIS BLDG.

HAVE SPRINKLERS

YES — NO —

APPLICANT INFORMATION

NAME:

COMPANY:

STREET

CITY, ST, ZIP

PHONE #:

MHIC #

MHBR #

APPLICANT

SIGNATURE: Shahn Robina

DRC#

PLANS: CONST 0 PLOT 0 PLAT 0 DATA 0

EL

PL

TENANT

CONTR:

ENGR:

SELLR:

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER deck

DESCRIBE PROPOSED WORK:

Construct an open deck
on rear of SFD 8'X8' = 64SF
per variance Cozett 2012-0286-A

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. SWIMMING POOL
06. GARAGE
07. OTHER

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL
SPECIFY TYPE _____
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. CONCRETE

BASEMENT

1. FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$ _____
OF MATERIALS AND LABOR

PROPOSED USE: SFD + DECK
EXISTING USE: SFD

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: _____ #1BED: _____ #2BED: _____ #3BED: _____ TOT BED: _____ TOT APTS/CONDOS: _____ 6. HIRISE
1. FAMILY BEDROOMS
GARBAGE DISPOSAL 1. YES 2. NO BATHROOMS _____ CLASS 08
POWDER ROOMS _____ KITCHENS _____ LIBER 061 FOLIO 012

BUILDING SIZE

FLOOR 64SF
WIDTH 8
DEPTH 8
HEIGHT 11
STORIES 11
LOT #'S 11
CORNER LOT

LOT SIZE AND SETBACKS

SIZE 5052SF
FRONT STREET NO
SIDE STREET NO
FRONT SETBK 20
SIDE SETBK 10
SIDE STR SETBK 5
REAR SETBK 5

APPROVAL SIGNATURES

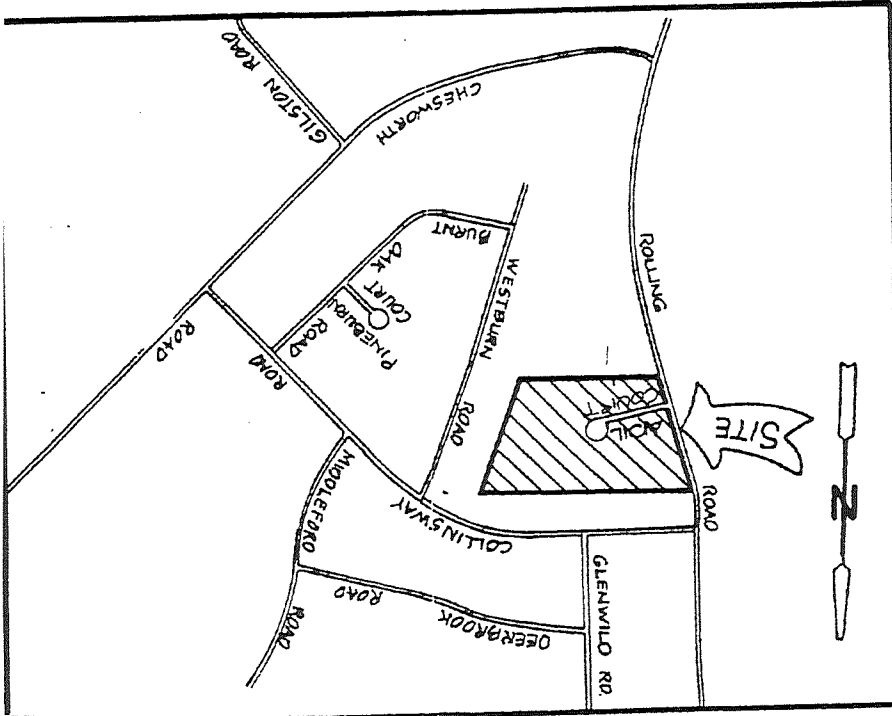
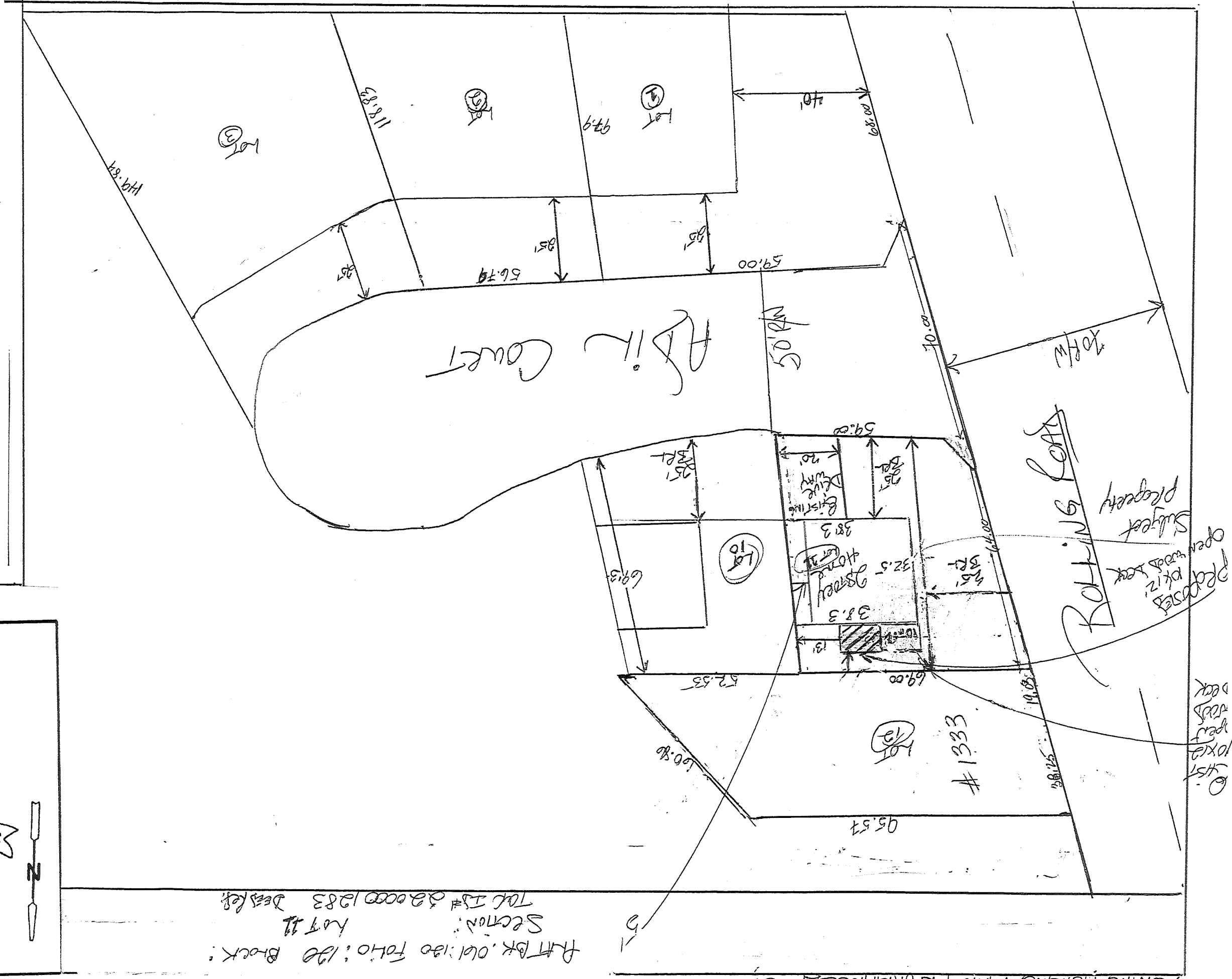
DATE

BLD INSP : _____ : _____ : _____
BLD PLAN : _____ : _____ : _____
FIRE : _____ : _____ : _____
SEDI CTL : _____ : _____ : _____
ZONING RM 11 : _____ : _____ : _____
PUB SERV : _____ : _____ : _____
ENVRMNT : _____ : _____ : _____
PLANNING : _____ : _____ : _____
PERMITS : _____ : _____ : _____

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Coming Hereing Thru for the change of Adil Court owners: RUBINA & SHAMAMATI. Supd, HIRI MENTHAWAS

PLATE 13. 061:130 FOLIO: 130 BROOK:
SECTION: M T 11
TAC 15# 32,000 1283 DEER KIP



VICINITY MAP

ZONING MAP:
SITE ZONED:

SECTION DISTRICT: 134

COUNCIL DISTRICT: 15

LOT AREA ACRES: 0.116 ac

OR SQUARE FEET:

HISTORIC:

IN CBCL

IN FLOOD PLAIN.

CHANGES: — MAKE WITH ✓
WATER B:

PRIVATE

PRIOR HEARINGS?

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

VIOLATION CASE INFO:

72 68 71 700

501001620

100% over