

Jason Seidelman - 3112 Rices Lane Variance Request Cancellation.

From: "Ausim Khan" <akhan@radiantcontracting.com>
To: "Jason Seidelman" <jseidelman@baltimorecountymd.gov>
Date: 9/19/2012 6:08 AM
Subject: 3112 Rices Lane Variance Request Cancellation.

Mr Seidelman,

Thankyou very much for your cooperation for processing my Variance Request.

Please note that I would like to cancel this request in view of the fact that I will not require the variance

due to the addition plans being within the set back limits.

Please set the record per this cancellation request and confirm back to me.

Thanking you with best wishes,

Ausim Khan,

From: Jason Seidelman [mailto:jseidelman@baltimorecountymd.gov]
Sent: Tuesday, September 18, 2012 3:23 PM
To: akhan@radiantcontracting.com
Subject: Mr Kahn,

Mr Kahn,

I'm told that I need to get from you a statement concerning the cancellation of the variance for your property to put into the file. Would you please reply back to this e-mail stating that you do indeed want the variance canceled.

Thank you sir.

Jason Seidelman
Zoning Review
Baltimore County, MD
410-887-3391

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2221 / Virus Database: 2441/5276 - Release Date: 09/18/12

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Version: 2012.0.2221 / Virus Database: 2441/5276 - Release Date: 09/18/12



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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 3112 RICES LANE BALTIMORE MD 21244 which is presently zoned RE-6

Deed Reference 11077/0599 10 Digit Tax Account # 0216900100

Property Owner(s) Printed Name(s) AUSIM KHAN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. ☒ **ADMINISTRATIVE VARIANCE** from section(s) BCZR: 1A07.8.B.5.a.1

TO ALLOW AN ADDITION TO BE BUILT ONTO THE FRONT OF AN EXISTING HOUSE WITH A FRONT SETBACK OF 21.3 FEET IN LIEU OF THE REQUIRED 25 FEET FRONT SETBACK

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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 and 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:

AUSIM KHAN

Name- Type or Print

A Khan

Signature

4 MCLENDON CT BALTIMORE MD.

Mailing Address City State

21244 4438966639 akhan@radiantcontracting.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2013-0042-A Filing Date 8/23/12 Estimated Posting Date 9/2/12 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3112 RICES LANE BALTIMORE MD 21244
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

- 1 THE EXISTING BUILDING DOES NOT HAVE A LIVING ROOM LARGE ENOUGH
- 2 LIVING ROOM AND FAMILY ROOM ARE REQUIRED TO ACCOMMODATE THE 5 FAMILY MEMBERS USING THE PROPERTY AS PRIMARY RESIDENCE
- 3 THE OPTION TO BUILD IS AVAILABLE ONLY AT THE FRONT OF THE EXISTING BUILDING AND AN APPROPRIATE SIZE ADDITION CAN ONLY BE BUILT BY INCLUDING 4'-0" FROM THE SET BACK ALLOWANCE OF 25' FROM THE PUBLIC ROAD THERE BY RESULTING IN A SET BACK FROM THE PUBLIC ROAD AT 21'.
- 4 THE EXISTING BUILDING DOES NOT OFFER AN INVITING AND EASY AND COMFORTABLE / PRESENTABLE MAIN ENTRANCE. THE ADDITION PLAN DEDICATES EASY AND ESTHETICALLY APPEALING MAIN ENTRANCE

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Ausim Khan
Signature of Affiant

AUSIM KHAN
Name- Print or Type

NA
Signature of Affiant

NA
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

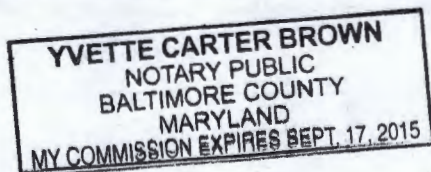
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of August, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Ausim Khan

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Yvette Carter Brown
Notary Public

09/17/15
My Commission Expires

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2013- 0042 -AAddress 3112 RICES LANEContact Person: JASON SCISELMAN

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-23-12Posting Date: 9-2-12Closing Date: 9-17-12

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

1. **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.
2. **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.
3. **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.
4. **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**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 2013- 0042 -AAddress 3112 RICES LANEPetitioner's Name KHANTelephone 443-896-6639Posting Date: 9-2-12Closing Date: 9-17-12

Wording for Sign: TO PERMIT AN ADDITION TO BE BUILT ONTO THE FRONT OF AN
EXISTING HOUSE WITH A FRONT SETBACK OF 21.3 FEET IN LIEU OF THE REQUIRED
25 FEET FRONT SETBACK.

Revised 7/06/11

ZONING PROPERTY DESCRIPTION FOR : 3112 Rices Lane Windsor Mill MD 21244.

Beginning at a point on the NW Side of RICES LANE which is 20 Feet wide at a distance of 700 Feet SW of the centerline of the nearest improved intersecting street Winsor Mill Road which is 20 feet wide.

Thence the following courses and distances :

- | | |
|---------------|---------|
| 1- S 45°48' W | 262.7' |
| 2- N 44°10' W | 616.52' |
| 3- N 53°08' E | 62.61' |
| 4- S 44°13' E | 358.73' |
| 5- N 46°00' E | 179.06' |
| 6- S 49°02' E | 250.02' |

to point of beginning composing of three parcels. Folio #599 Containing 85558.00 SqFt. Located in the 2nd Election District
and 4th Council District.

2013-0042-A

**CASHIER'S
VALIDATION**

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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-08102012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

SEP 21 2012

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 5, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0042-A
Address 3112 Rices Lane
(Khan Property)

Zoning Advisory Committee Meeting of August 27, 2012.

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

1. Any future building permits for this site must be reviewed by Groundwater Mgmt., since the property is served by well and septic.

Reviewer: Dan Esser; Groundwater Management

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

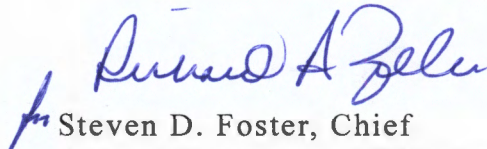
RE: Baltimore County
Item No. 2013-0042-A
Administrative Variance
Ausim Khan
3112 Rices Lane

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. 2013-0042-A.

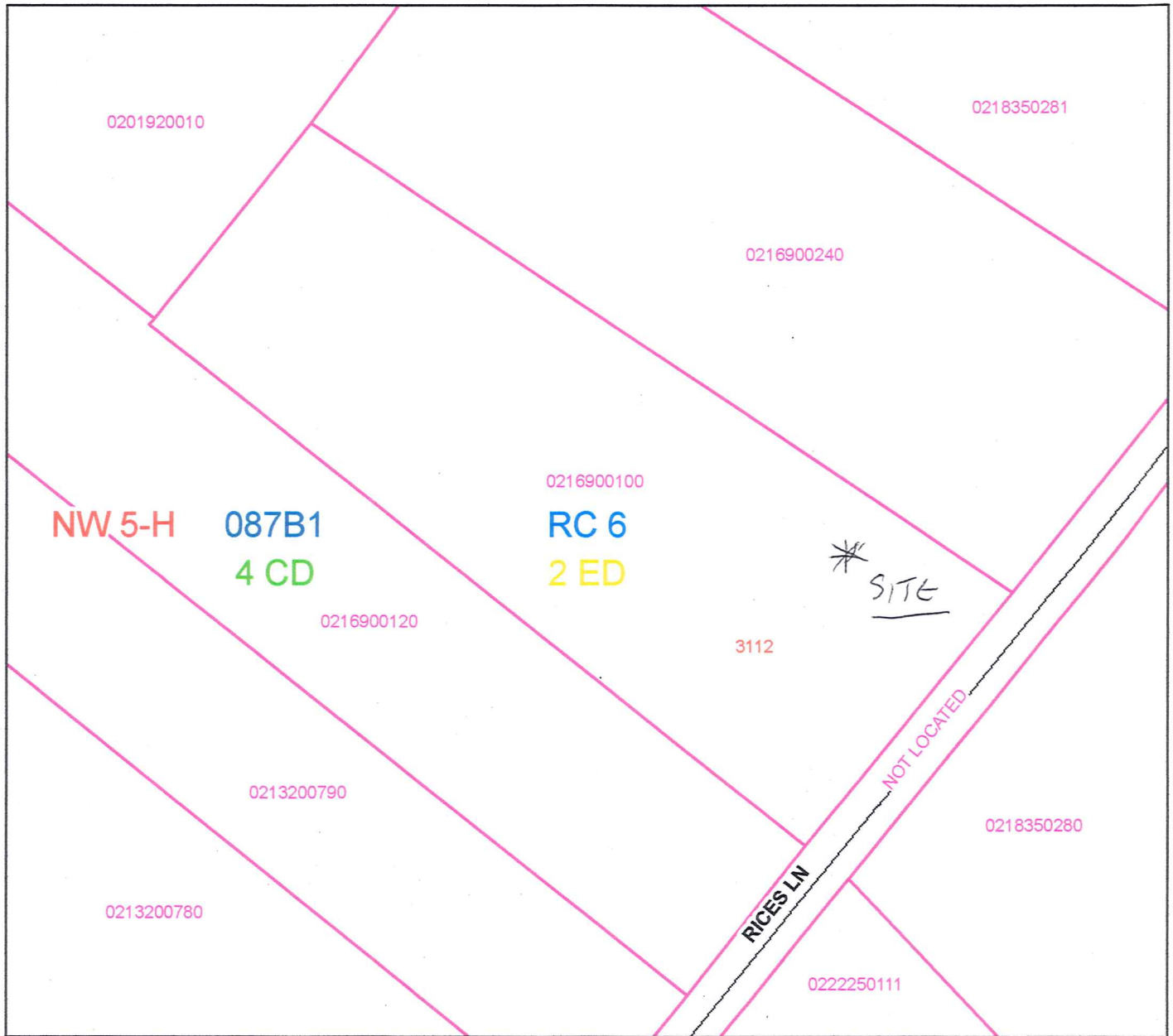
Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

3112 Rices Lane



Publication Date: August 14, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100
Feet

1 inch = 50 feet

2013-0042-A

2013-0742-4



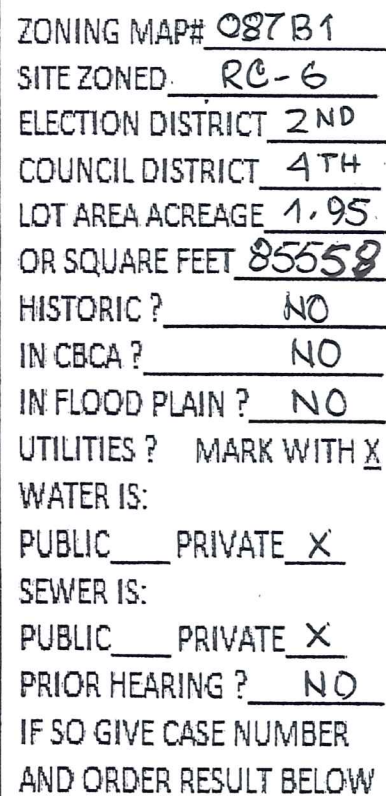
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2013-0042-A

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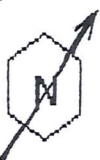


VIOLATION CASE INFO:

PLAN DRAWN BY AUSIM KHAN. DATE 08-21-12 SCALE: 1 INCH = 60 FEET

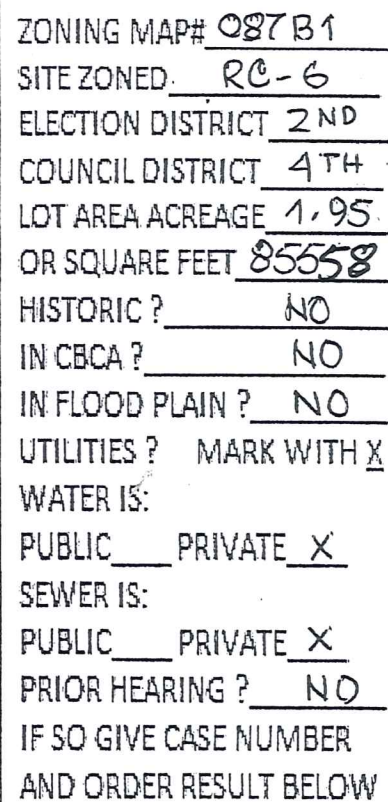
2013-0042-A

ERNEST V. HARTIG
SM 28511 FOLIO 33



2013-0047-A

ERNEST V. HARTIG
SM 28511 FOLIO 33



VIOLATION CASE INFO:

PLAN DRAWN BY AUSIM KHAN. DATE 08-21-12 SCALE: 1 INCH = 60 FEET

2013-0047-A