

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(224 East Padonia Road) *
8th Election District *
3rd Councilmanic District *
Parvin B. Toolabi *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0065-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 Parvin B. Toolabi, legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to determine whether or not the Administrative Law Judge should approve a Use Permit for a Class A Group Child Care Center for a maximum of 12 children. In addition, a Petition for Variance was filed from § 424.1.B of the B.C.Z.R., to permit an existing 205' linear fence with a height of 4' and a setback of 0' in lieu of the required 5' height and 20' setback. The subject property and requested relief is more fully depicted 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 requests was Parvin B. Toolabi. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 11-15-12

By aw

The subject property is 11,726 square feet (0.27 acres) and is zoned DR 3.5. The Petitioner has owned and lived in the home for approximately four (4) years and has operated a child day care facility (with State licensure for up to 8 children) for the past four years. The Petitioner now would like to expand to accommodate up to 12 children, which requires zoning relief.

The first issue concerns the "use permit" required for a Group Child Care Center, Class A, which allows an owner to provide care for not more than 12 children. Under the B.C.Z.R, the primary test used to determine whether such use is appropriate is whether the proposed operation would be detrimental to the "health, safety or general welfare of the surrounding community." B.C.Z.R. § 424.4.A.6.c. In this case, the available evidence suggests the answer to this inquiry is "no."

The Petitioner has operated such a business for several years at the site, and has not received any complaints from neighbors or the County. Ms. Toolabi indicated her neighbors are very supportive of her request. Neither of the Petitioner's adjoining neighbors operates a child day care center. In fact, the Petitioner has only one adjoining neighbor, since the lot to the south is a vacant Baltimore County drainage and utility reservation. This fact also serves to make the subject site more appropriate for a child day care center.

Based on the evidence presented, I also find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Indeed, the fence is an existing site condition, and the variance will allow it to remain. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that Petitioner would essentially lose the use of her rear yard if the 20' setback requirements were

ORDER RECEIVED FOR FILING

Date 11-15-12

2

By [Signature]

enforced. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of opposition from the community and County reviewing agencies.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Special Hearing and Variance requests should be granted.

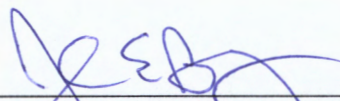
THEREFORE, IT IS ORDERED this 15th day of November, 2012, by this Administrative Law Judge, that Petitioner's request for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a Use Permit for a Class A Group Child Care Center for a maximum of 12 children, be and is hereby GRANTED.

IT IS FURTHER ORDERED that Petitioner's Variance request from § 424.1.B of the B.C.Z.R., to permit an existing 205' linear fence with a height of 4' and a setback of 0' in lieu of the required 5' height and 20' setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JE B/diw **ORDER RECEIVED FOR FILING**

Date 11-15-12 _____ 3

By kw _____



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 15, 2012

Parvin B. Toolabi
224 East Padonia Road
Timonium, Maryland 21093

RE: Petitions for Special Hearing and Variance
Case No.: 2013-0065-SPHA
Property: 224 East Padonia Road

Dear Ms. Toolabi:

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 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 224 E. Padonia Rd which is presently zoned DR 3.5
Deed References: 31190100422 10 Digit Tax Account # 08-18-013000
Property Owner(s) Printed Name(s) Parvin Bahadori Toolabi

(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. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve USE PERMIT FOR A CLASS A GROUP CHILD CARE CENTER FOR A MAXIMUM OF 12 CHILDREN.

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

3. X a Variance from Section(s) BIZR 424.1.B. TO PERMIT AN EXISTING 205 LINEAR FOOT FENCE WITH A HEIGHT OF 4 FEET AND A SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 5 FOOT HEIGHT AND 20 FOOT SETBACK.

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:

Date

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Parvin B. Toolabi

Name #1 - Type or Print

Name #2 - Type or Print

P.B. Toolabi

Signature #1

Signature #2

224 E. Padonia Rd

Mailing Address

Timonium

City

MD

State

21093

Zip Code

410-628-1626

Telephone #

Email Address

Representative to be contacted:

Farhang Feizian

Name - Type or Print

Farhang

Signature

224 E. Padonia Rd

Mailing Address

Timonium

City

MD

State

21093

Zip Code

410-967-3424

Telephone #

F_Feizian@yahoo.com

Email Address

CASE NUMBER 2013-0065-SP4A Filing Date 9/13/12

Do Not Schedule Dates: _____ Reviewer SS

Zoning Description

224 East Padonia Road

Beginning at appoint on the North-West side of East Padonia Road which is 80 feet wide, 374 feet south of the centerline with the intersection of Treherne Road which is 80 feet wide. Beginning lot # 1 in the subdivision of Springlake as recorded in Baltimore County Plat Book # 27, Folio # 52, containing 11726 square feet. Located uin the 8th Election District and the 3rd Council District.

2013-0065-SPHA

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: 2013-0065-SPHA

Petitioner: BAHADORI TOOLABI

Address or Location: 224 E. PADONIA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Parvin Bahadori Toolabi

Address: 224 E. Padonia Rd
Timonium, MD 21093

Telephone Number: 410-628-1626

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

No. **90007**

Date: **9-13-12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/14/2012 9/13/2012 14:08:18 5

REG #003 WALKIN REOS LRD
 RECEIPT # 612215 9/13/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	BS Acct	Amount
001	806	0000		6150				\$150.00

5 528 ZONING VERIFICATION
 090007

Receipt Tot \$150.00
 \$1.00 CR \$160.00 CR
 \$10.00- CB

Baltimore County, Maryland

Total: **\$150.00**

Rec From: **BAHADURI TOOLABI**

For: **2013-0065 SPMA**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/25/2012

Case Number: 2013-0065-SPHA

Petitioner / Developer: PARVIN TOOLABI

Date of Hearing (Closing): NOVEMBER 13, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
224 E. PADONIA ROAD

The sign(s) were posted on: OCTOBER 24, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 23, 2012 Issue - Jeffersonian

Please forward billing to:
Parvin Toolabi
224 E. Padonia Road
Timonium, MD 21093

410-628-1626

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: 2013-0065-SPHA

224 E. Padonia Road

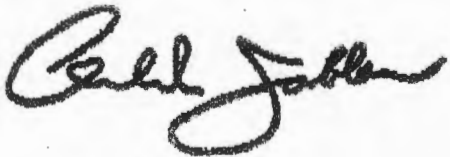
NW/s of East Padonia Road, 374 ft. SW of the centerline of intersection with Treherne Rd.

8th Election District – 3rd Councilmanic District

Legal Owners: Parvin Toolabi

Special Hearing for use permit for a Class A Group Child Care Center for a maximum of 12 children. Variance to permit an existing 205 linear foot fence with a height of 4 feet and a setback of 0 feet in lieu of the required 5 foot height and 20 foot setback.

Hearing: Tuesday, November 13, 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 ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

October 11, 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: 2013-0065-SPHA

224 E. Padonia Road

NW/s of East Padonia Road, 374 ft. SW of the centerline of intersection with Treherne Rd.

8th Election District – 3rd Councilmanic District

Legal Owners: Parvin Toolabi

Special Hearing for use permit for a Class A Group Child Care Center for a maximum of 12 children. Variance to permit an existing 205 linear foot fence with a height of 4 feet and a setback of 0 feet in lieu of the required 5 foot height and 20 foot setback.

Hearing: Tuesday, November 13, 2012 at 10:00 a.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: Parvin Toolabi, 224 E. Padonia Rd., Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., OCTOBER 24, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

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: #2013-0065-SPHA

224 E. Padonia Road

NW/s of East Padonia, 374 ft. SW of the centerline of intersection with Treherne Rd.

8th Election District - 3rd Councilmanic District

Legal Owner(s): Parvin Toolabi

Special Hearing for use permit for a Class A Group Child Care Center for a maximum of 12 children. Variance: to permit an existing 205 linear foot fence with a height of 4 feet and a setback of 0 feet in lieu of the required 5 foot height and 20 foot setback.

Hearing: Tuesday, November 13, 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 10/23 October 23 883144



501 N. Calvert Street, Baltimore, MD 21278

October 25, 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 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



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Parvin B. Toolabi
224 E. Padonia Road
Timonium MD 21093

RE: Case Number: 2013-0065 SPHA, Address: 224 E. Padonia Road, 21093

Dear Mr. Toolabi:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 13, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Farhang Feizián, 224 E. Padonia Road, Timonium MD 21093

Debra Wiley - ZAC Comments - Distribution Mtg. of 10/1

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/18/2012 9:52 AM
Subject: ZAC Comments - Distribution Mtg. of 10/1

Good Morning,

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.

2013-0061-A - Administrative Variance - Closing Date: 10/1 (Critical Area & Floodplain)
103 Kingston Rd.

2013-0062-A
11217 Liberty Rd.

2013-0063-A - Administrative Variance - Closing Date: 10/8
3834 Terka Cir.

2013-0065-SPHA
224 E. Padonia Rd.

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-17-12

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

RE: Baltimore County
Item No 2013-0065-SPAA
Special Hearing Variance
Parvin B. Toolabi
224 E. Padonia Road

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. 2013-0065-SPAA.

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,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2012
Item Nos. 2013-0061, 0062, 0063 and 0065

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

DAK
cc: File

11-13 10 AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 03 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: October 3, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013-0065-SPHAA
Address 224 East Padonia Road
(Toolabi Property)

Zoning Advisory Committee Meeting of September 17, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
 AND VARIANCE *
 224 West Padonia Road; NW/S Padonia Road * OF ADMINISTRATIVE
 374' SW of c/line of Treherne Road *
 8th Election & 3rd Councilmanic Districts * HEARINGS FOR
 Legal Owner(s): Parvin B. Toolabi *
 Petitioner(s) * BALTIMORE COUNTY
 * 2013-065-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

SEP 19 2012

.....

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 19th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Farhang Feizian, 224 E. Padonia Road, Timonium, MD 21093, Representative for Petitioner(s).

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0818013000

Owner Information

Owner Name: TOOLABI PARVIN BAHADORI
FEIZIAN SOHBATOLLAH
Use: RESIDENTIAL
Mailing Address: 224 E PADONIA RD
LUTHERVILLE TIMONIUM MD 21093-1240
Principal Residence: YES
Deed Reference: 1) /31190/ 00422
2)

Location & Structure Information

Premises Address 224 PADONIA RD
0-0000
Legal Description 224 PADONIA RD
SPRINGLAKE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0052	0013	0061		0000	3	U	1	2	1	
									Plat Ref:	0027/ 0052

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1964	2,669 SF	11,726 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	1/2 BRICK SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	151,720	111,700		
Improvements:	332,960	247,100		
Total:	484,680	358,800	358,800	358,800
Preferential Land:	0			0

Transfer Information

Seller: TOOLABI PARVIN B	Date: 09/16/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31190/ 00422	Deed2:
Seller: MEAD PATRICK F	Date: 11/26/2008	Price: \$354,000
Type: ARMS LENGTH IMPROVED	Deed1: /27476/ 00343	Deed2:
Seller: REED ALBERT C	Date: 08/16/2001	Price: \$303,000
Type: NON-ARMS LENGTH OTHER	Deed1: /15475/ 00401	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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

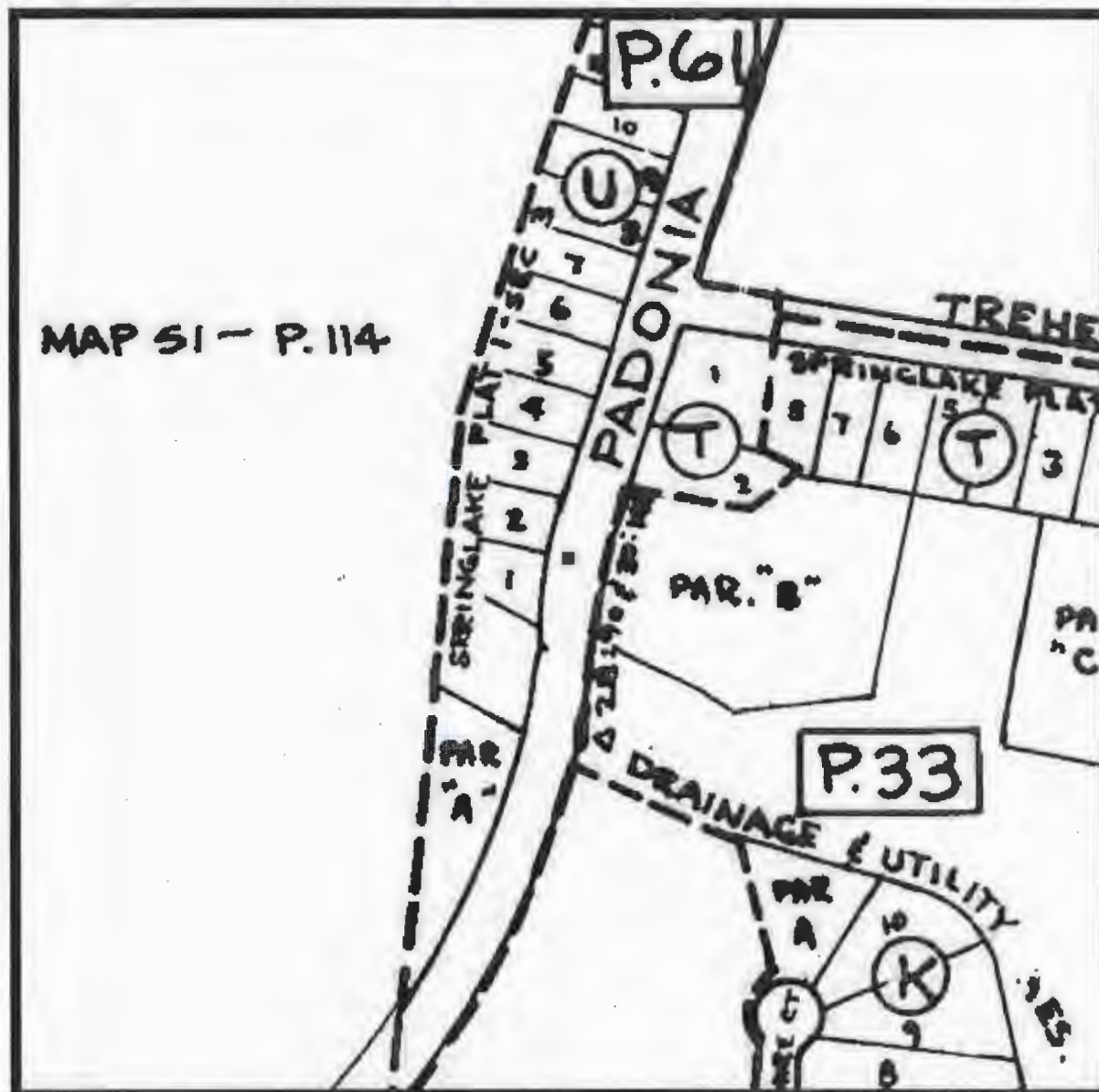
Homestead Application Status: Approved 02/17/2009



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

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

District - 08 Account Number - 0818013000



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

MEMORANDUM

DATE: December 19, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0065-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on December 17, 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

Case No.:

2013-0065-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

11-15-12-10W

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

CASE NAME 224 E. Padonia
CASE NUMBER 2013-0065-SPTA
DATE 11-13-2012

[illegible]

11/13 10AM

CASE NO. 2013- 0065-SHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-23-12</u>	
SIGN POSTING	Date: <u>10-24-12</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See "Use Permit" application</u>		

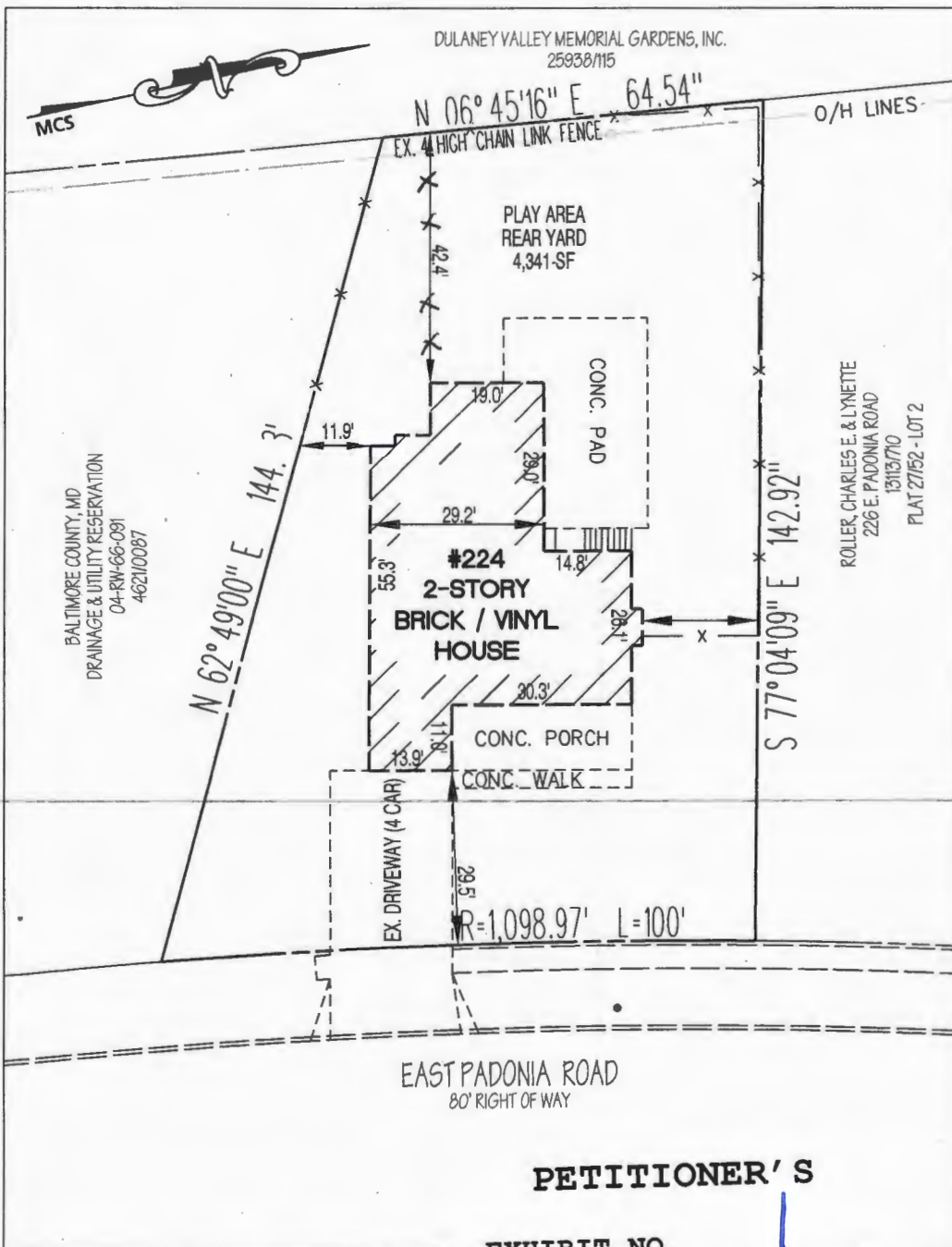
ZONING USE PERMIT PLAN FOR CLASS 'A' CHILD CARE CENTER AS AN ACCESSORY USE

PARKING: 1 SPACE PER TEACHER/EMPLOYEE
ALL PARKING USES SHOWN EXISTED PRIOR TO DATE OF THIS PLAN.

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT. 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY.
NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

-UP TO 12 CHILDREN
- HOURS OF OPERATION 6 AM TO 6 PM



SITE DATA

PROPERTY OWNER: PARVIN BAHADORI TOOLABI
SOHBATOLLAH FEIZAN

ADDRESS: 224 E. PADONIA ROAD
LUTHERVILLE-TIMONIUM, MD 21093-1240

PHONE:

TAX MAP: 52 - PARCEL: 61 - LOT: 1
TAX ACCOUNT NO.: 08-1801-3000
DEED: 31190/422
PLAT: W.J.R 27-52 - "SPRINGLAKE -
PLAT 1 OF SECTION 3"

ELECTION DIST.: 8
COUNC. DIST: 3

ZONING MAP: 052A3
ZONING: D.R.-3.5

LOT AREA: 11,726-SF (0.269-AC+/-)

EXISTING FLOOR AREAS - (SQ. FT.)
1ST FLOOR: N/A
2ND FLOOR: N/A
TOTAL = 2,669-SF
BASEMENT FOR CHILD CARE CENTER
USAGE:
EXISTING GARAGE: N/A

PUBLIC WATER + SEWER
NO HISTORY
NOT HISTORIC

PETITIONER'S

EXHIBIT NO. 1

PLAN
SCALE: 1"=30'

2013-0065-SPHA

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OF THIS PLAN (OWNERS).

PRINT NAME Farhang Feizian

PRINT NAME

SIGNATURE

Farhang Feizian

SIGNATURE

APPLICATION FOR CHILD CARE CENTER CLASS A

USE PERMIT

This Use Permit is requested in accordance with Sections 424.4 and 500.4 of the Baltimore County Zoning Regulations.

Proposed Child Care Center Location:

Election District 8
Subdivision _____
Street Address 224 E. Padonia Rd, Timonium MD 21093
Lot Number _____ Block Number _____
*If no lot or block number, give distance to nearest intersecting
street _____ feet, north / south / east / west of
_____ Street / Road / Avenue
Lot Size 11,726 sq ft x 0.27 acres

Existing Nearest Child Care Center Location: (lot number, street address, etc.)

Apple Tree childcare center
221 old Padonia Rd, Cockeysville, MD 21030

General Information:

- A. Name and Address of Applicant/Operator
Parvin B Toalabi
224 E. Padonia Rd, Timonium MD 21093
Telephone Number 410-628-1626
- B. Number of Employees 2 Hours of Operation 7-5:30
Days of Week Mon - Fri
- C. Number of Children Enrolled 8-12
- D. Estimated Amount of Traffic Generated: _____
Morning 8 Afternoon 8
- E. Site Plan, drawn to scale, indicating location and type of structure on lot in question, location and dimensions of play parking area(s) arrangement, and proximity of dwellings on adjacent lots must accompany this Use Permit
- F. Snapshot of the Structure

I am aware that the zoning regulations require that the above property be posted for a period of thirty (30) days prior to the Zoning Commissioner taking any action, that said posting (sign) shall include information relative to the number of children, hours of operation, and number of employees, and that I am responsible for, and hereby agree, to pay expenses for all posting, advertising, and filing fees.

P.B. Toalabi

Applicant's Signature

052A2

Lot # 5 0811057340 232

Lot # 4
0820068040

230

E PADONIA RD

Lot # 1 0812041060

0820032270

228

Lot # 3

0813077770

Lot # 2

Lot # 2
0813057160

226

Pt. Bk./Folio # 030014 1600008500
PDM # 080068

Pt. Bk./Folio # 027052

Lot # 1
0818013000
PDM # 080050

224

NOT LOCATED

Pt. Bk. 0000028, Folio 0090
0802000053

NW 15-A DR 3.5

3 CD

8 ED

NE 15-A

Pt. Bk./Folio # 028090

052A3

1966-0040-X

0802000385

Pt. Bk. 0000027, Folio 0052
1600007698

0802058276

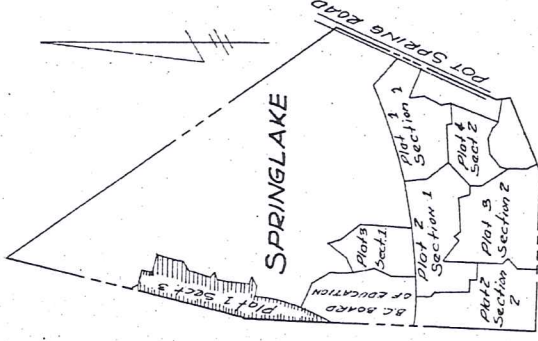


COORDINATES					CURVES				
No.	East	North	No.	East	North	Radius	Δ	Arc	Chord
1	51.82	57754.71	15	519.90	58834.96	25	644.13	58 332.80	
2	583.56	58387.30	16	507.01	58827.57	30	727.52	58 990.02	
3	427.98	58587.05	17	821.41	59745.08	31	686.38	59 053.12	
4	109.15	57900.88	18	745.61	59810.05	32	714.07	59 154.59	
5	904.00	58396.89	19	651.89	59840.84	33	704.66	59 166.21	
6	351.98	58612.07	20	603.81	59819.79	34	677.14	59 188.41	
7	427.24	58655.34	21	554.17	59725.93	35	640.09	59 200.58	
8	556.02	58516.21	22	558.66	59720.16	36	627.47	59 194.20	
9	634.25	58627.06	23	711.51	59724.55	37	689.32	59 200.70	
10	569.05	58650.87	24	704.89	59718.17	38	655.70	59 248.08	
11	604.79	58816.66	25	689.78	59670.67	39	626.75	59 235.91	
12	615.93	58655.04	26	655.66	59658.04	40	728.07	59 237.46	
13	520.94	58894.38	27	202.68	59690.79	41	742.59	59 241.23	
14	555.40	58682.72	28	618.65	59644.81	42	708.76	59 330.87	
						43	506.88	59 355.71	
						44	515.57	59 437.03	
						45	1001.92	59 629.65	
						46	702.91	59 697.72	

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following triangulation stations DENISON W 3.131 203 N 58 763 843

The streets and/or roads shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use. The fee simple title to beds thereon is expressly reserved in the grant, heirs and assigns.

CURVES					CURVES				
From	To	Radius	Δ	Arc	T.D.	Chord			
1	2	1150.00'	36°14'39"	708.45'	366.65'	524°47'25.5"W - 696.74'			
2	3	1018.97'	11°31'14"	204.89'	162.79'	512°25'43"W - 204.54'			
4	5	1000.00'	29°41'08"	538.84'	275.61'	521°30'40"W - 522.83'			
5	6	1098.97'	11°31'14"	220.91'	110.86'	512°25'43"W - 220.60'			
32	33	50.00'	17°11'20"	15.00'	7.56'	438°59'46"W - 14.94'			
33	34	50.00'	41°24'44"	36.14'	18.90'	457°06'18"W - 35.36'			
39	40	50.00'	41°24'44"	36.14'	18.90'	487°28'58"E - 35.36'			
40	41	50.00'	17°11'20"	15.00'	7.56'	475°21'26"E - 14.94'			



LOCATION PLAN
Scale 1" = 100'

WJR. 27 FOLIO 52

JAN 25 1961
same day recorded in libor
W. J. R. No. 10000
One of the Records of
Baltimore County and ex-
amined, per

Walter J. Hammer
Surveyor

Springlake

PLAT 1
OF
SECTION 3

8th DISTRICT

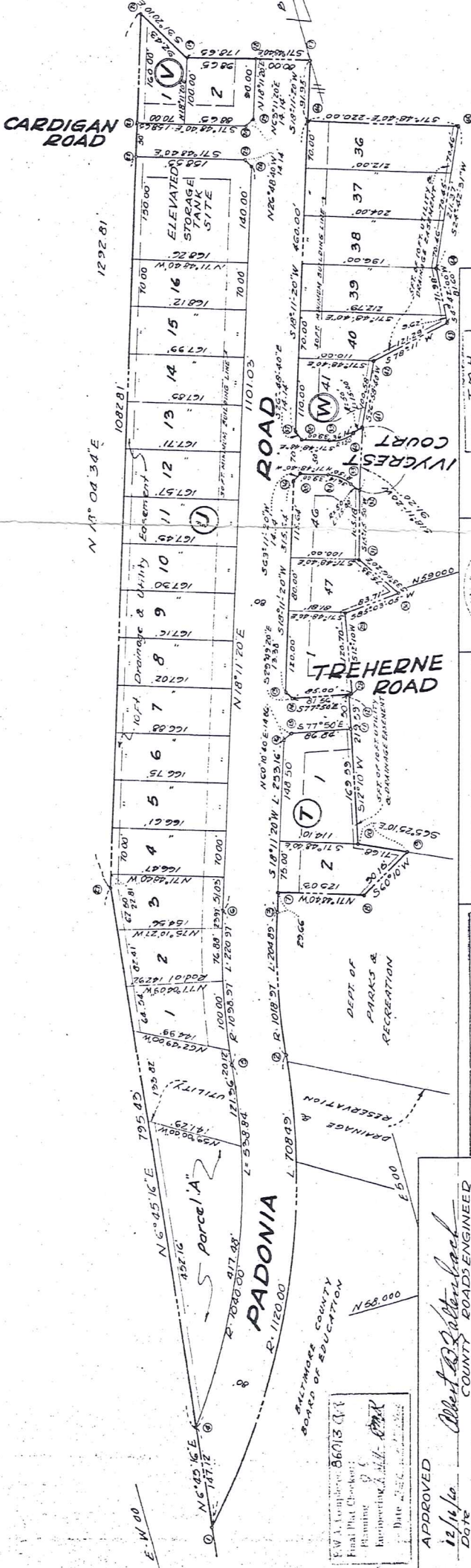
BALTIMORE COUNTY, MARYLAND

OWNER

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND



Drawn by: T. J. H.
Checked by: L. E. M.
Date: 9/9/60
DAVID W. POHLMAN
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 805 PARK AVE. BALTO., MD.
SCALE: 1"=100' PRINTED SEPTEMBER 1960

OWNERS CERTIFICATE
The undersigned, David W. Pohlman, a Registered Engineer & Land Surveyor, State of Maryland, do hereby certify that the foregoing plat is a true and correct copy of the original filed in my office on September 9, 1960, and that the same conforms to the requirements of the laws of the State of Maryland in that behalf made.

APPROVED
Date: 12/16/60
Walter J. Hammer
COUNTY BOARD ENGINEER
APPROVED
Date: 12/16/60
Springdale Inc.
DIRECTOR
APPROVED
Date: 12/16/60
William H. F. Winters, Jr.
DEPUTY STATE & COUNTY HEALTH OFFICER

1, N. H.

SPRINGDALE INC.

DAVID W. POHLMAN

REGISTERED ENGINEER & LAND SURVEYOR

STATE OF MARYLAND

OFFICE: 805 PARK AVE. BALTO., MD.

SCALE: 1"=100'

PRINTED

SEPTEMBER 1960

BALTIMORE 1, MARYLAND

OWNER

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN 25 1961

same day recorded in libor

W. J. R. No. 10000

One of the Records of

Baltimore County and ex-

amined, per

WJR. 27 FOLIO 52

LOCATION PLAN

Scale 1" = 100'

SPRINGDALE INC.

16 PARK AVE.

BALTIMORE 1, MARYLAND

BALTIMORE COUNTY, MARYLAND

8th DISTRICT

SECTION 3

OF

PLAT 1

Springlake

Walter J. Hammer

Surveyor

JAN

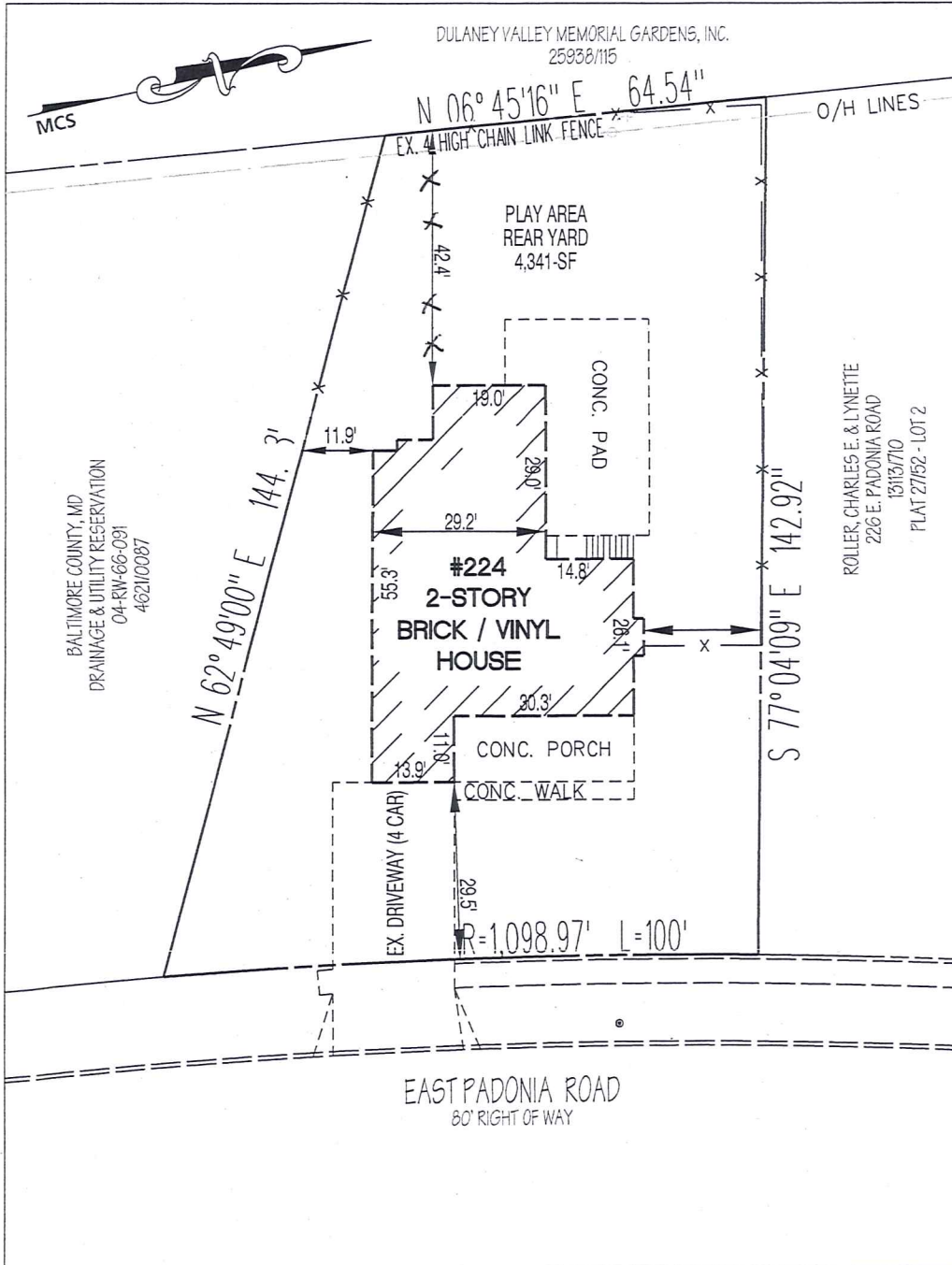
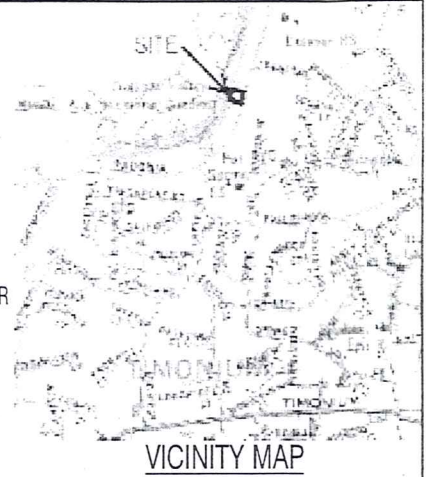
ZONING USE PERMIT PLAN FOR CLASS 'A' CHILD CARE CENTER AS AN ACCESSORY USE

PARKING: 1 SPACE PER TEACHER/EMPLOYEE
ALL PARKING USES SHOWN EXISTED PRIOR TO DATE OF THIS PLAN.

NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT. 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY. NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

-UP TO 12 CHILDREN
-HOURS OF OPERATION 6 AM TO 6 PM



SITE DATA

PROPERTY OWNER: PARVIN BAHADORI TOOLABI
SOHBATOLLAH FEIZAN

ADDRESS: 224 E. PADONIA ROAD
LUTHERVILLE-TIMONIUM, MD 21093-1240

PHONE:

TAX MAP: 52 - PARCEL: 61 - LOT: 1
TAX ACCOUNT NO.: 08-1801-3000
DEED: 31190/422
PLAT: W.J.R 27-52 - "SPRINGLAKE -
PLAT 1 OF SECTION 3"

ELECTION DIST.: 8
COUNC. DIST: 3

ZONING MAP: 052A3
ZONING: D.R.-3.5

LOT AREA: 11,726-SF (0.269-AC+/-)

EXISTING FLOOR AREAS - (SQ. FT.)

1ST FLOOR: N/A
2ND FLOOR: N/A
TOTAL = 2,669-SF
BASEMENT FOR CHILD CARE CENTER
USAGE:
EXISTING GARAGE: N/A

PUBLIC WATER + SEWER

NO HISTORY

NOT HISTORIC

PLAN
SCALE: 1"=30'

2013-0065-SP4A

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OF THIS PLAN (OWNERS).

PRINT NAME Farhang Feizian

PRINT NAME

SIGNATURE

Farhang Feizian

SIGNATURE

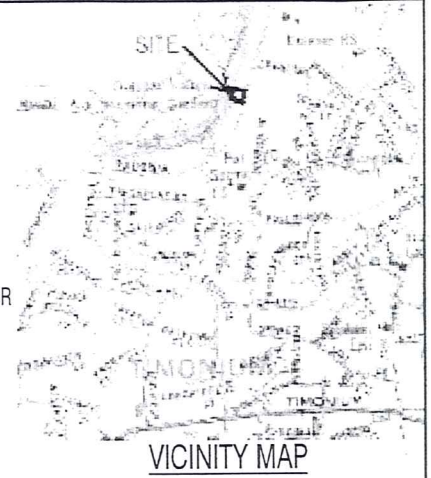
ZONING USE PERMIT PLAN FOR CLASS 'A' CHILD CARE CENTER AS AN ACCESSORY USE

PARKING: 1 SPACE PER TEACHER/EMPLOYEE
ALL PARKING USES SHOWN EXISTED PRIOR TO DATE OF THIS PLAN.

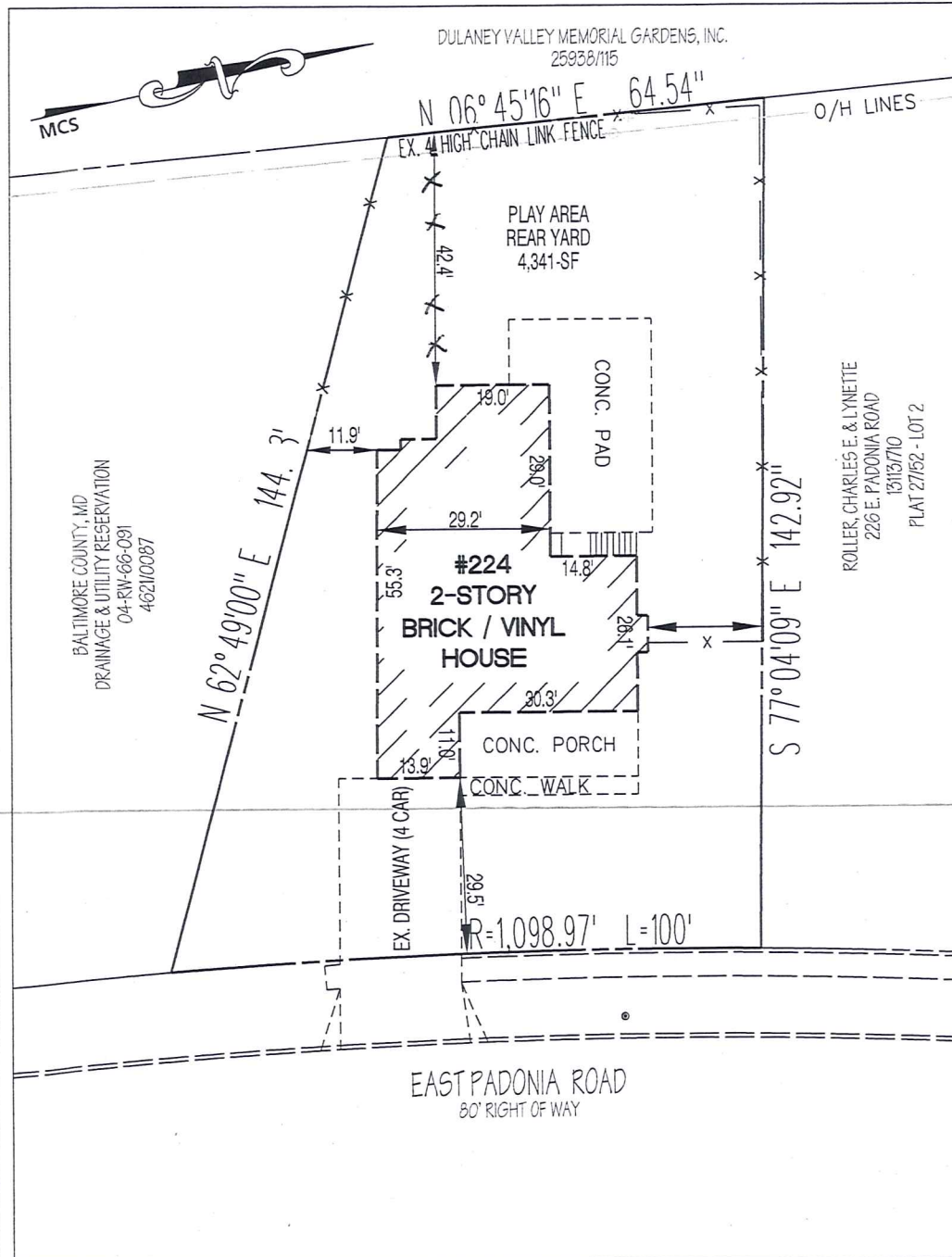
NO SIGNS ARE PROPOSED. ANY FUTURE SIGNS WILL COMPLY WITH SECT. 413.1 BCZR AND ZONING SIGN POLICIES OR BE VARIANCED.

THIS BUILDING HAS NOT BEEN ORIGINALLY CONSTRUCTED TO ACCOMMODATE ELDERLY HOUSING OR AN ASSISTED LIVING FACILITY.
NO RECONSTRUCTION, RELOCATION, (EXTERIOR) CHANGES OR ADDITIONS (OF 25% OR MORE IN GROUND FLOOR AREA) TO THE EXTERIOR OF THE BUILDING (BEYOND THE ENCLOSURE OF A PORCH OR THE ADDITION OF AN EXTERIOR STAIRWAY) HAVE OCCURED WITHIN FIVE YEARS OF THE DATE OF THIS PERMIT APPLICATION.

-UP TO 12 CHILDREN
-HOURS OF OPERATION 6 AM TO 6 PM



VICINITY MAP



SITE DATA

PROPERTY OWNER: PARVIN BAHADORI TOOLABI
SOHBATOLLAH FEIZAN

ADDRESS: 224 E. PADONIA ROAD
LUTHERVILLE-TIMONIUM, MD 21093-1240

PHONE:

TAX MAP: 52 - PARCEL: 61 - LOT: 1
TAX ACCOUNT NO.: 08-1801-3000
DEED: 31190/422
PLAT: W.J.R 27-52 - "SPRINGLAKE -
PLAT 1 OF SECTION 3"

ELECTION DIST.: 8
COUNCIL DIST.: 3

ZONING MAP: 052A3
ZONING: D.R.-3.5

LOT AREA: 11,726-SF (0.269-AC +/-)

EXISTING FLOOR AREAS - (SQ. FT.)

1ST FLOOR: N/A
2ND FLOOR: N/A
TOTAL = 2,669-SF
BASEMENT FOR CHILD CARE CENTER
USAGE:
EXISTING GARAGE: N/A

PUBLIC WATER + SEWER

NO HISTORY

NOT HISTORIC

PLAN
SCALE: 1"=30'

2013-0065-SPHA

THE UNDERSIGNED ARE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OF THIS PLAN (OWNERS).

PRINT NAME Farhang Feizian

PRINT NAME

SIGNATURE

Farhang Feizian

SIGNATURE

11/13
10am

Case No.: 2013-0065-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1		
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		