



KEVIN KAMENETZ
County Executive

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

April 12, 2013

Jihad Zablah
8615 Liberty Road
Baltimore, Maryland 21133

RE: Petition for Variance
Case No.: 2010-0192-A
Property: 8615 Liberty Road

Dear Mr. Zablah:

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, sweeping horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE

(8615 Liberty Road)

2nd Election District

4th Councilman District

Jihad Zablah

Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jihad Zablah, the legal owner of the subject property. The Petitioner is requesting Variance relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a side setback of 22 ft. in lieu of the required 30 ft. 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 requests was owner Jihad Zablah and Mahamoud Abvarquob. 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 substantive Zoning Advisory Committee (ZAC) comments received from any County reviewing agencies.

Testimony and evidence revealed that the subject property is approximately 0.533 acres and is zoned BR. The Petitioner operates a restaurant on the premises, in a building that previously housed a Pizza Hut and, before that, a bank. The bank operation had a drive-thru facility, and the canopy and support structures are still in place. The Petitioner proposes to enclose this space, but needs Variance relief to do so.

ORDER RECEIVED FOR FILING

Date

4/12/13

By

Sen

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The Petitioner must contend with long existing site conditions, and thus the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, given that he would be unable to expand his operations to accommodate his growing business. 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 lack of County and/or community opposition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

THEREFORE, IT IS ORDERED, this 12th day of April, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an addition with a side setback of 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

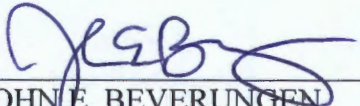
Date 4-12-13

By Sen

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 his 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

JEB:sln

ORDER RECEIVED FOR FILING

Date 4/12/13
By sln



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 8615 LIBERTY ROAD which is presently zoned BR
Deed References: 30418 / 00188 10 Digit Tax Account # 0208301260
Property Owner(s) Printed Name(s) JIHAD ZABLAH

(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) BC2R 238.2 TO ALLOW AN ADDITION WITH A SIDE SETBACK OF 22 FEET IN LIEU OF THE REQUIRED 30 FEET.

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)

NEED ADDITIONAL SPACE FOR THE BUSINESS. WANT TO ENCLOSE EXISTING CANOPY STRUCTURE, GIVING MORE EXPOSURE ON LIBERTY ROAD.

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 _____
Date _____
Mailing Address _____ City _____ State _____
BY _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

JIHAD ZABLAH /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
8615 LIBERTY RD. BALT. MD
Mailing Address _____ City _____ State _____
21133 / 414-690-9444
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

MUFTI & ASSOCIATES, INC.
Name - Type or Print _____
Signature _____
6413 WINDSOR MILL RD. BALT. MD
Mailing Address _____ City _____ State _____
21207 / 443-604-3127 brmufti@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2013-0192-4 Filing Date 2/19/13 Do Not Schedule Dates: _____ Reviewer JS

PROPERTY DESCRIPTION
8615 LIBERTY ROAD

BEGINNING FOR THE SAME at a point on the southwest side of Maryland Route 26 (Baltimore and Liberty Road) as shown on State Roads Commission of Maryland Plat No. 25144 where it is intersected by the fifth or south 37 degrees 04 minutes 50 seconds West 142.56 foot line of the parcel of land which by Deed dated June 20, 1960 and recorded among the Land Records of Baltimore County, Maryland in Liber WJR No. 3715 folio 272 was conveyed by Albert E. Migan and wife to Old Court Plaza, Inc, at the distance of 8.20 feet measured along said line from the beginning thereof, said point of beginning being 40 feet southwesterly measured at right angles from the center of said Route 26 at station 95+44.44 and running thence binding on said southwest side of Route 26, the courses herein being referred to the meridian of the Baltimore County Metropolitan Coordinate System, north 64 degrees 09 minutes 14 seconds West 170.00 feet; thence for a line of division now made at right angles to Maryland Route 26, south 25 degrees 50 minutes 46 seconds West 150.00 feet; thence parallel with 150.00 feet southwesterly from said southwest side of Maryland Route 26, south 64 degrees 09 minutes 14 seconds East 136.16 feet to intersect the sixth line of the aforesaid parcel conveyed to Old Court Plaza, Inc; thence binding reversely on a part of said sixth line, north 48 degrees 37 minutes 50 seconds East 19.76 feet to an iron pipe heretofore set at the end of the fifth line of said conveyance; thence binding reversely on said fifth line, north 37 degrees 04 minutes 50 seconds East 134.36 feet to the place of beginning. Containing 0.5333 acres of land, more or less.

The improvements thereon being known as No. 8615 Liberty Road.

2013-0192-A

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: 2013-0192-A

Petitioner: JIHAD ZABLAH

Address or Location: 8615 LIBERTY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JIHAD ZABLAH

Address: 8615 LIBERTY ROAD

BALTIMORE, MD 21133

Telephone Number: 414-690-9444

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

No. **94120**

Date: **2/19/13**

PAID RECEIPT

DATE: 2/19/2013 2/19/2013 11:05:49
 REF: 9503 WALKIN 8905 LIG
 CHECK: 1 440452 2/19/2013 OFLN
 5 528 FIDING VERIFICATION
 Recpt Tot 4385.00
 4385.00 CA 9.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 385.00

Total: **\$ 385.00**

Rec From: **7 ABRAH**

For: **2013-0192-A**

CASHIER'S

CERTIFICATE OF POSTING

RE: Case No 2013-0192-A

Petitioner/Developer MuFi
C ASSOCIATES INC.

Date Of Hearing/Closing: 4/12/13

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 8615 LIBERTY RD

This sign(s) were posted on March 23, 2013

Month, Day, Year

Sincerely,

Martin Ogle 3/23/13

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411

ZONING NOTICE

CASE # 2013-0192-A

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

PLACE: ROOM 205 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY, APRIL 12, 2013
AT 10:00 A.M.

REQUEST:

VARIANCE TO ALLOW AN ADDITION WITH A 50%
SETBACK OF 22 FEET IN LIEU OF THE REQUIRED
30 FEET

PROVISIONS MADE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONSIDER HEARING CALL 410-871-2001

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

mauligh 3/23/13

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: #2013-0192-A

8615 Liberty Road
S/w side of Liberty Road, 371 Ft. N/w of the centerline with Old Court
2nd Election District - 4th Councilmanic District
Legal Owner(s): Jihad Zablah

Variance: to allow an addition with a side setback of 22 feet in lieu of the required 30 feet.

Hearing: Friday, April 12, 2013 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.
3/25/2013 March 21 911086



501 N. Calvert Street, Baltimore, MD 21278

March 21, 2013

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 March 21, 2013.

- ☒ 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

March 11, 2013

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

NOTICE OF ZONING HEARING

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8615 Liberty Road

S/w side of Liberty Road, 371 ft. N/w of the centerline with Old Court

2nd Election District – 4th Councilmanic District

Legal Owners: Jihad Zablah

Variance to allow an addition with a side setback of 22 feet in lieu of the required 30 feet.

Hearing: Friday, April 12, 2013 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: Mufti & Associates, Inc., 6413 Windsor Mill Road, Baltimore 21207
Jihad Zablah, 8615 Liberty Road, Baltimore 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 23, 2013.**
- (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, March 21, 2013 Issue - Jeffersonian

Please forward billing to:
Jihad Zablah
8615 Liberty Road
Baltimore, MD 21133

414-690-9444

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: 2013-0192-A

8615 Liberty Road

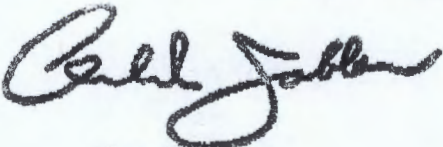
S/w side of Liberty Road, 371 ft. N/w of the centerline with Old Court

2nd Election District – 4th Councilmanic District

Legal Owners: Jihad Zablah

Variance to allow an addition with a side setback of 22 feet in lieu of the required 30 feet.

Hearing: Friday, April 12, 2013 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.

MEMORANDUM

DATE: May 14, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0192-A - Appeal Period Expired

The appeal period for the above-referenced case expired on May 13, 2013. 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

RE: PETITION FOR VARIANCE
8615 Liberty Road; SW/S Liberty Road,
371' NW c/line Old Court Road
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Jihad Zablah
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-192-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.

RECEIVED

MAR 07 2013

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 7th day of March, 2013, a copy of the foregoing Entry of Appearance was mailed to Mutfi & Associates, Inc, 6413 Windsor Mill Road, Baltimore, Maryland 21207, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 27, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For March 4, 2013
Item Nos. 2013-0189, 0192, 0193 and 0195.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: March 14, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0192-A
Address 8615 Liberty Road
(Zablah Property)

Zoning Advisory Committee Meeting of February 25, 2012.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAR 15 2013

OFFICE OF ADMINISTRATIVE HEARINGS



KEVIN KAMENETZ
County Executive

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

April 4, 2013

Jihad Zablah
8615 Liberty Road
Baltimore MD 21133

RE: Case Number: 2013-0192 A, Address: 8615 Liberty Road

Dear Mr. Zablah:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 19, 2013. 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
Mufti & Associates, Inc., 6413 Windsor Mill Road, Baltimore MD 21207

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2-26-13

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

RE: Baltimore County
Item No. 2013-092-A

Variance
Fahad Zaidlah
8615-Liberty Road
MD26

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 2-25-13. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0192-A.

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

Sincerely,

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

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

Dated: **February 12, 2013**

From: **Mufti & Associates, Inc.**
6413 Windsor Mill Road,
Baltimore, MD 21207

To: **Mr. Arnold Jablon**
Director of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Review
Fee: **\$385.00**

Attachments:

Site Plan
Building Floor plan
Photographs

2013-0192-A

Statement of purpose

**From: Jihad Zablah, Owner of Building 8615 Liberty Road
Randallstown, MD 21133**

To: Baltimore County Zoning Department --- Permit Division

Originally built as a bank, subject property was converted into a Pizza Hut and was eventually closed. I bought this property to make into a Hip-Hop Restaurant. The restaurant is currently operational.

A drive-thru canopy (24'x20') originally built with the bank still exists. Pizza Hut added a walk-in cooler/freezer (16'x13') under the canopy, which is still used for the restaurant. I would like to enclose the remaining 292 Square Feet open area surrounding the cooler and under the footprint of the canopy for restaurant use.

The canopy footprint encroaches into the building setback limits on this property. We are requesting a building setback variance from 30' required to 22' existing. This will allow me to enclose the open space under the canopy.

Subject property is located at Northwest corner of Liberty Road, approximately 0.533 Acres land area. The property is improved with masonry building, and 22 paved parking spaces. The property is Zoned BR. Building is currently used as restaurant, totaling 2,434 Square Feet area approximately.

This property has residential zoning DR-16 on South corner. Automotive repair shop is located on the East side, a restaurant is located on the West side and Liberty Road is on the North side.

Attached please find copy of site plan, building floor plans and a few pictures. Your time and consideration is greatly appreciated.

You're faithfully,

Jihad Zablah



2013-0192-A

Case No.:

2013-0192-A

4-12-13
den

Exhibit Sheet

DJ
5-4-13

Petitioner/Developer

Protestant

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		

HIP-HOP Restaurant

Existing Canopy Requires Setback Variance



2013-0192-A

Existing Canopy

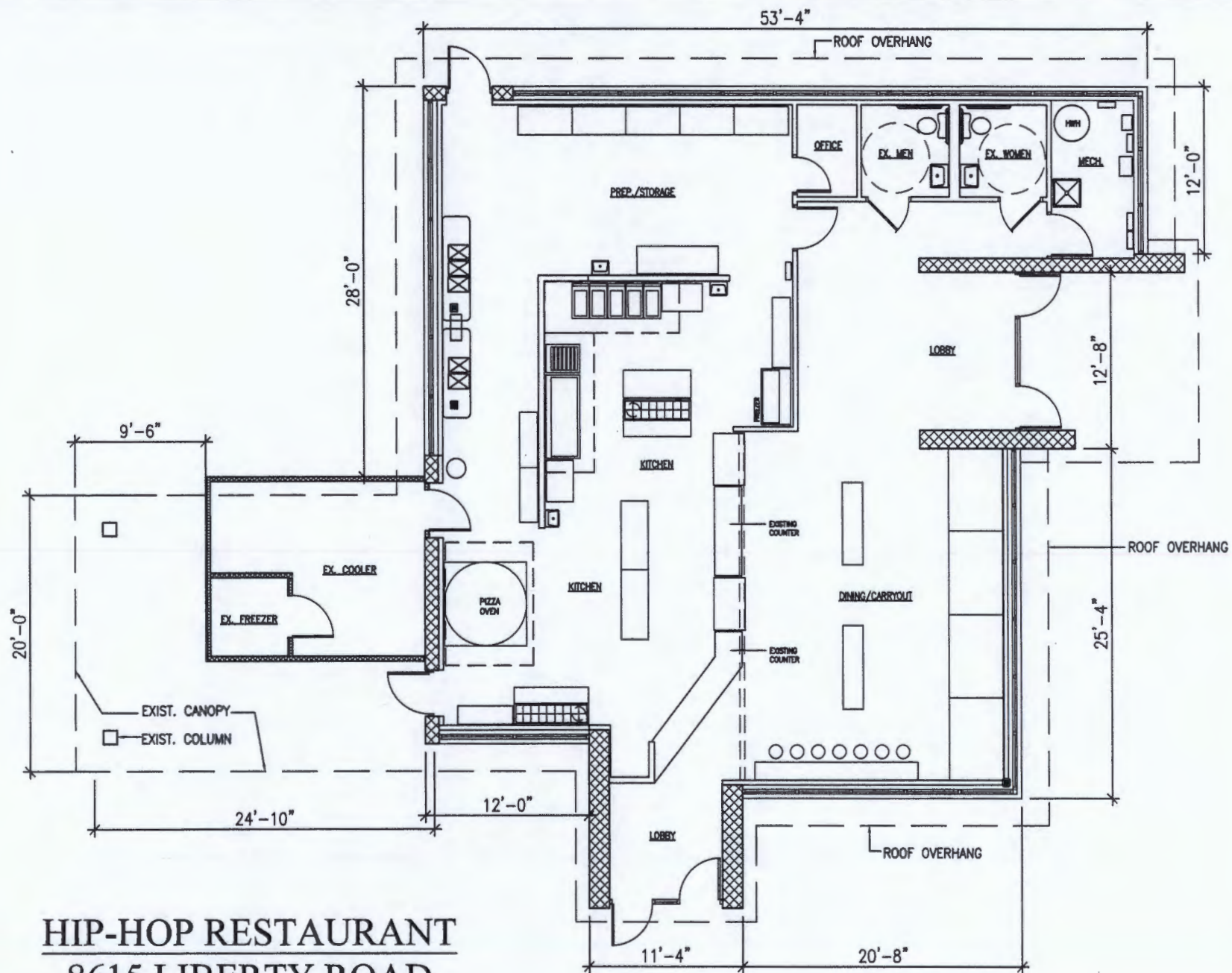


2013-0192-1

Adjacent Property & 22' Setback Variance Required



2013-0192-1



HIP-HOP RESTAURANT
8615 LIBERTY ROAD
EX. BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

2013-0198-A



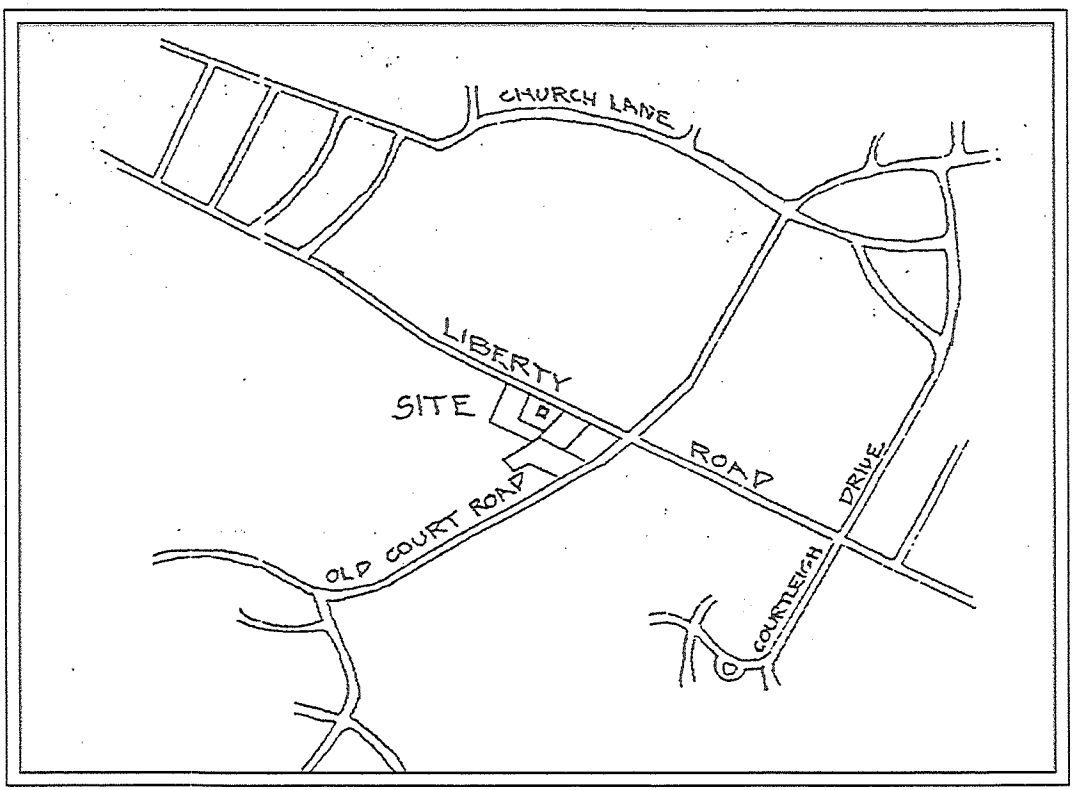
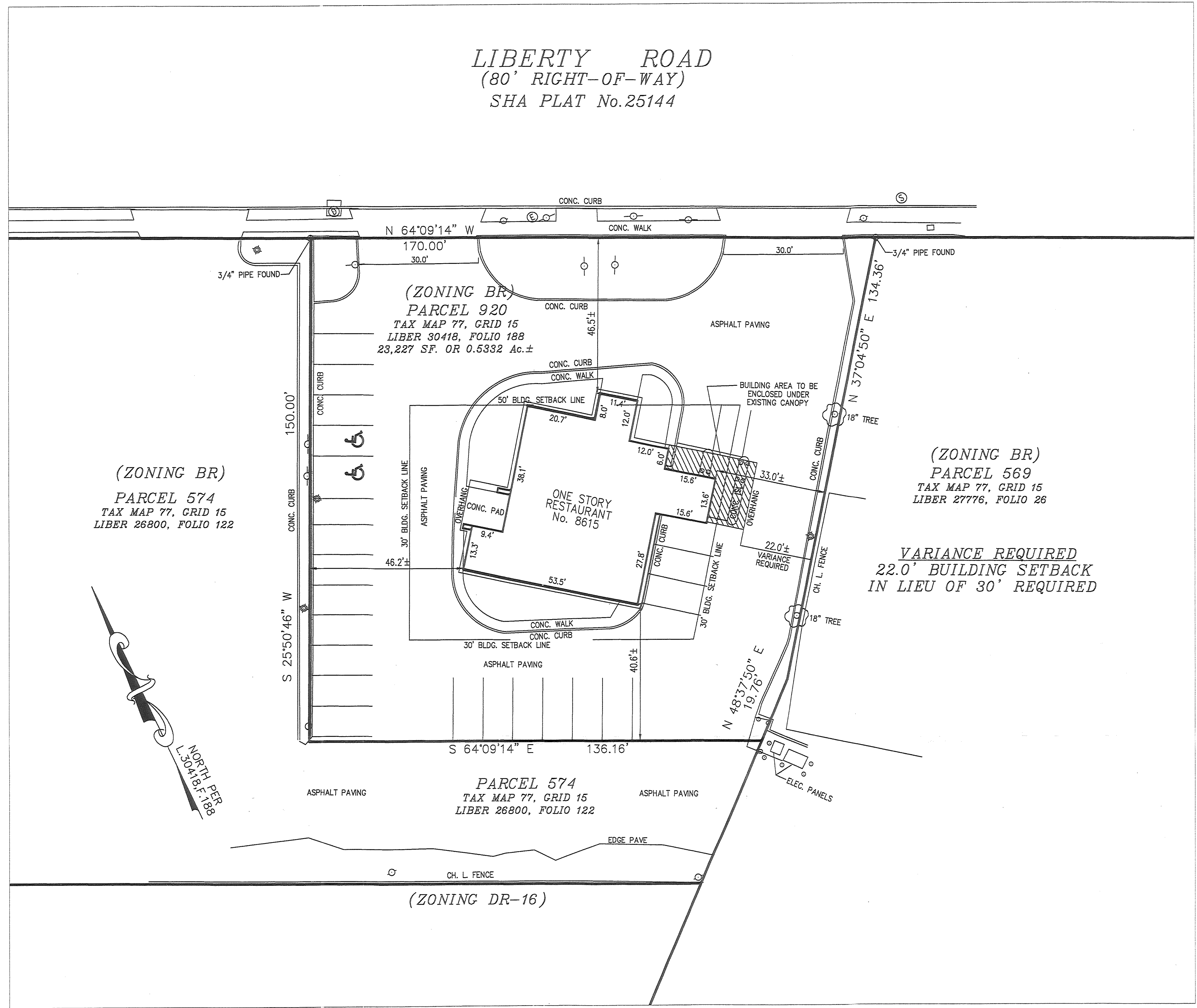
Find Tile Map

2013-0192-A

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



- GENERAL NOTES:
- PROPERTY INFORMATION:

HIP-HOP RESTAURANT
8615 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133

MAP 77, GRID 15, PARCEL 920
TAX ID# 02-0208301260
NEW 200 SCALE GRID 088A3
DEED REF: 30418/00188
 - OWNER:
ZABLAH JIHAD
8615 LIBERTY ROAD
RANDALLTOWN, MD 21133
PHONE: 414-690-9444
 - ZONED: BR
 - SITE AREA:
GROSS = 23,230 SFT (0.533 ACRES)
ECLOSED AREA: 2,434 SFT
 - CENSUS TRACT: 402503
 - CENSUS BLOCK GROUP: 240054025033
 - LAND MANAGEMENT AREA: EMPLOYMENT CENTER
 - COUNCILMANIC DISTRICT: 4
 - CONGRATIONAL DISTRICT: 2
 - LEGISLATION DISTRICT: 10
 - ELECTION DISTRICT: 2
 - ELEMENTARY SCHOOL DISTRICT: WINFIELD ES/
CHURCH LANE ES
 - MIDDLE SCHOOL DISTRICT: WINDSOR MILL MS
 - HIGH SCHOOL DISTRICT: RANDALLS TOWN HS
 - COMMERCIAL REVITALIZATION DISTRICT: LIBERTY
ROAD
 - WATERSHED: PATAPSCO RIVER
 - WATER SERVICE AREA: WESTERN THIRD ZONE
 - SEWER SHED: 63, 68, & 70 (ALL INTERSECT ON
THE PROPERTY)
 - TRANSPORTATION ZONE: 0628
 - ZIP CODE: 21133
 - EXISTING AND PROPOSED USE:
EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL
 - FLOOR AREA RATIO: 0.105
 - OFF-STREET PARKING CALCULATIONS:
EXISTING: 15 PARKING SPACES (INCLUDING H/C
SPACE)
TEACHERS: 6 PARKING SPACES
STUDENTS: 8-10 STUDENTS LIVING IN DORMITORY
AND 8-10
WILL BE DROPPED-OFF BY PARENTS. (NO
PARKING REQUIRED FOR STUDENTS)
 - BUILDING SETBACKS:

LOCATION	REQUIRED	EXISTING
FRONT	50' FROM PL	>50'
REAR	30' FROM PL	>30'
NORTH SIDE	30' FROM PL	<22'
(VARIANCE REQD)		
SOUTH SIDE	30' FROM PL	>30'
 - MAX. BLDG. HEIGHT: ALLOWED 50' - EXISTING <15'
 - NO PREVIOUS COMMERCIAL PERMITS ON FILE. NO
PRIOR ZONINGS
 - ON SITE. PROPERTY LISTED AS "R-0" FOR THE
FIRST TIME ON
1984 ZONING MAP. PREVIOUSLY IT WAS "DR 5.5"
SHOWN ON
 - BALTO. CO. ZONING MAO F2 IN BLOCK F2.
 - AMENITY OPEN SPACE REQUIREMENTS: NOT
APPLICABLE
 - ANY LIGHT FIXTURES TO ILLUMINATE OFF-STREET
PARKING SHALL BE SO ARRANGED AS TO REFLECT
LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND
PUBLIC STREETS.
 - THERE ARE NO WOODED AREAS, STREAM, WETLANDS
OR FLOODPLAINS ON THIS PROPERTY. PROPERTY IS
NOT IN CHESAPEAKE BAY CRITICAL AREA.
 - PROPERTY IS NOT IN AN AREA WITH A MORATORIUM
OF FAILURE
OF BASIC SERVICES.
 - NO LABORATORY OR MECHANICAL WORKSHOP IS
PROPOSED.
 - ALL PARKING WILL BE DURABLE AND DUSTLESS
SURFACE AND PERMANENTLY STRIPED.
 - SITE IS SERVED BY EXISTING PUBLIC WATER AND
SEWER.
 - SURVEY SHIWN IS WITHOUT BENIFIT OF TITLE
REPORT AND IS BASED ON DEEDS AND PLATS OF
RECORD AND EVIDENCE FOUND IN FIELD.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED
UPON AN ACTUAL FIELD RUN SURVEY AND TO THE BEST
OF MY INFORMATION, PROFESSIONAL KNOWLEDGE
AND BELIEF, IT IS CORRECT AND IS A TRUE
REPRESENTATION OF THE FIELD CONDITIONS.

PLAT TO ACCOMPANY
BUILDING SETBACK VARIANCE

DATE

2013-0192-A

Pittman's No. 1

PLAN PREPARED BY:

NJR & ASSOCIATES, LLC.
LAND SURVEYING AND PLANNING
808-B DORSEY RUN ROAD
JESSUP, MARYLAND 20794
TEL (240)568-3500 FAX (410)789-9083



Mufti &
Associates, Inc.
6413 Windsor Mill Road
Baltimore, Md 21207

Phone: 443-604-3127

Hip-Hop Restaurant
Petition for Variance

8615 Liberty Road, Baltimore County
Randallstown, Maryland

SCALE: 1"=20'

DATE: 02/5/13

REVISIONS

NO.	DESCRIPTION	DATE

SHEET: 1

OF: 1