



KEVIN KAMENETZ
County Executive

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

June 27, 2013

Javid Hariri
6601 Amleigh Road
Baltimore, Maryland 21209

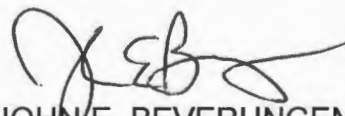
RE: Petitions for Variance
Case No.: 2013-0260-A
Property: 6601 Amleigh Road

Dear Mr. Hariri:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Howard and Amy Liss, 2314 Farringdon Road,
Baltimore, Maryland 21209
Keith Parker, Permits Approvals and Inspections

IN RE: PETITION FOR VARIANCE

(6601 Amleigh Road)

3rd Election District

2nd Councilman District

Javid Hariri

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0260-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Javid Hariri, the legal owner of the subject property. The Petitioner is requesting Variance relief from Sections 427.1 and 427.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 6 ft. high fence to remain on the property line adjoining a neighboring property's front yard.

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 Yonah Zahler. Mr. and Mrs. Liss, neighbors of the Petitioner, attended the hearing to obtain clarification of the relief being requested. The file reveals that the Petition was properly advertised and posted as required by the Baltimore County Zoning Regulations.

There were no Zoning Advisory Committee (ZAC) comments received. This property is the subject of violation case # CO0114915 which is being held in abeyance pending the outcome of this matter.

Testimony and evidence revealed that the subject property is approximately 0.367 acres and is zoned DR 3.5. The property is improved with a large (approximately 7,000 sf.) single

ORDER RECEIVED FOR FILING

Date

6/27/13

By

SLR

family dwelling constructed last year. The property is enclosed with a 6' tall cedar fence as shown in the photographs admitted as Exhibit 2. Although the County issued a permit for the fence, a small portion of the fence (perhaps 20') faces the front of another dwelling, and that portion must be no higher than 42", pursuant to B.C.Z.R. § 427 and part 122.1 of the Baltimore County Building Code.

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 fence was constructed in 2012, and is therefore an existing site condition. The Petitioner's property is of irregular dimensions, and is bounded on two sides by public roads. Thus, it is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, given he would be required to dismantle a portion of his fence. 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 opposition. Mr. and Mrs. Liss indicated they were not opposed to the fence in its current configuration, provided it is not altered or extended in any way.

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 27th day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance be granted.

ORDER RECEIVED FOR FILING

Date

2

By

6/27/13
Sen

County Zoning Regulations ("B.C.Z.R") to permit an existing 6 ft. high fence to remain on the property line adjoining a neighboring property's front yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The fence shall remain in its current configuration, and shall not be altered, extended or relocated without prior approval of the Baltimore County Department of Permits, Approvals and Inspections.

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 6/27/13
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 6601 Amleigh Rd. Baltimore MD which is presently zoned PL BK / ENG #014011
Deed References: 280251254 10 Digit Tax Account # 0311097075
Property Owner(s) Printed Name(s) Jared Hariri

(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)

BCZR: 427.1 & 427.2 → To permit an existing 6 foot high fence to remain on the property line in a neighboring property's front yard.

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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Name- Type 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 2013-0260-A

Filing Date 5/2/13

Do Not Schedule Dates: _____

Reviewer JS

Description

ADRESS: 6601 Amleigh Rd. Baltimore, MD 21209

Beginning at a point on the north side of Farrington Road, which has a 60 foot right-of-way at a distance of 25 feet east of the centerline of the nearest improved intersecting street Amleigh Road, which has a 50-foot right-of-way (ie: the northeast corner of intersection).

Being lot # 7, block B, in the subdivision of Ranchleigh as recorded in Baltimore County Plat Book # 19, Folio #11, containing 15, 970 square feet. Located in the 3rd Election District and 2nd Council District.

2013-0260-1

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: 2013-0760

Petitioner: HARIRI

Address or Location: 6601 AMLEIGH RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JARED HARIRI

Address: 6601 AMLEIGH RD

BALTIMORE, MD 21209

Telephone Number: 908-770-1877

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

No. **098427**

Date: **5/2/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/02/2013 5/02/2013 10:32:56 2

REG 0005 WALKER DEEL MD
 >> RECEIPT # 003693 5/02/2013 OFLN

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

5 328 ZONING VERIFICATION
 0. 090427

Recpt Tot \$75.00
 \$75.00 OK 4.00 13
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **HARRIS**

For: **2013-0260-A**

CERTIFICATE OF POSTING

Date: 6-5-13

RE: Case Number: 2013-0260-A

Petitioner/Developer: Javid Hariri

Date of Hearing/Closing: June 27, 2013 10 AM

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 6601 Amleigh Rd

ZONING NOTICE

CASE # 2013-0260-A

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

PLACE: JEFFERSON BLDG, ROOM 205
105 W CHESEAPEAKE AVE., TOWSON, MD 21204
DATE AND TIME: THURSDAY, JUNE 27, 2013 10 AM
REQUEST: VARIANCE TO PERMIT AN
EXISTING 6-FOOT HIGH FENCE TO REMAIN
ON THE PROPERTY LINE IN A NEIGHBORING
PROPERTY'S FRONT YARD

POSTMENTS ARE TO REMAIN IN PLACE UNTIL THE DATE OF HEARING, UNDER PENALTY OF
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF
HANDICAPPED ACCESS

2013

(Month, Day, Year)

J. Lawrence Pilson

(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

1015 Old Barn Road

(Street Address of Sign Poster)

Parkton, MD 21120

(City, State, Zip Code of Sign Poster)

410-343-1443

(Telephone Number of Sign Poster)



June 6, 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 June 6, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkins

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: #2013-0260-A

Case: #2013-0260-
6601 Amleigh Road

NE corner of intersection of Amleigh Road and
Farringdon Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Jared Hariri

Variance: to permit an existing 6 foot high fence to remain on the property line in a neighboring property's front yard.

Hearing: Thursday, June 27, 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.

UE, COUNTY COURTS BUILDING, TOWSON, MARYLAND,



KEVIN KAMENETZ
County Executive

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

May 29, 2013

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: 2013-0260-A

6601 Amleigh Road

NE corner of intersection of Amleigh Road and Farrington Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Jared Hariri

Variance to permit an existing 6 foot high fence to remain on the property line in a neighboring property's front yard.

Hearing: Thursday, June 27, 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: Jared Hariri, 6601 Amleigh Road, Baltimore 21209
Yonah Zahler, 1212 Reisterstown Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 7, 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, June 6, 2013 Issue - Jeffersonian

Please forward billing to:
Jared Hariri
6601 Amleigh Road
Baltimore, MD 21209

908-770-1877

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: 2013-0260-A

6601 Amleigh Road

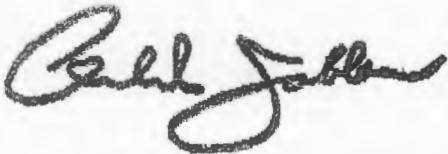
NE corner of intersection of Amleigh Road and Farringdon Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Jared Hariri

Variance to permit an existing 6 foot high fence to remain on the property line in a neighboring property's front yard.

Hearing: Thursday, June 27, 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: August 7, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0260-A Appeal Period Expired

The appeal period for the above-referenced case expired on July 29, 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	*	BEFORE THE OFFICE
6601 Amleigh Road, NE corner of intersection	*	
of Amleigh Road & Farringdon Road	*	OF ADMINSTRATIVE
3 rd Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): Jared Heriri	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-260-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

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
MAY 07 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of May, 2013, a copy of the foregoing Entry of Appearance was mailed to Yonah Zahler, 1212 Reisterstown Road, Baltimore, MD 21208, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-0260-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

5/13/13

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

N/C

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

FIRE DEPARTMENT

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

5/7/13

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. 60 0114915)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6/6/13

SIGN POSTING

Date: 6/5/13

by Pulson

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____



CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER 0114915	FA NUMBER 0144383	PROP. TAX ID 031-10-77875	ZONE
-------------------------------	-----------------------------	-------------------------------------	------

☒ Owner ☐ Occupant ☐ Other

NAME(S): Javid Hariri			
Mahrokh Imamoel			
MAILING ADDRESS: 4610 Pimlico Rd.			
CITY Balto.	STATE md.	ZIP CODE 21209	
VIOLATION ADDRESS: 4601 Amleigh Rd.			
CITY Balto.	STATE MARYLAND	ZIP CODE 21209	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

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

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

Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

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

LIVABILITY CODE (B.C.C.)

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

INVESTMENT PROPERTY (B.C.C.)

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

OTHER VIOLATIONS OR REMARKS:

Failure to comply with this correction notice, may result in a \$ _____ fine / penalty per day pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the assigned inspector below for more info. (See reverse side for important information)

COMPLIANCE DATE: **8.28.19**

INSPECTOR NAME:

(PRINT NAME)

ISSUED DATE

2013-0760-A

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0249, 0256, 0257, 0258,0259, and 0260.

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

DAK:CEN
Cc: file



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-7-13

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

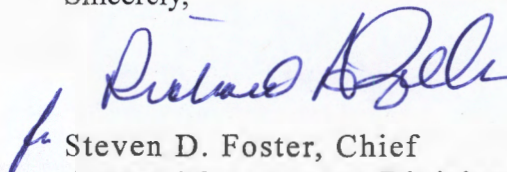
RE: Baltimore County
Item No 2013-0260-A
Variance
Tared Heriri
6601 Amleigh Road

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. 2013-0260-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



KEVIN KAMENETZ
County Executive

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

June 19, 2013

Jared Hariri
6601 Amleigh Road
Baltimore MD 21209

RE: Case Number: 2013-0260 A, Address: 6601 Amleigh Road

Dear Mr. Hariri:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and "C".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Yonah Zahler, 1212 Reisterstown Road, Baltimore MD 21208

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.1A)
BALTIMORE COUNTY

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

Account Identifier:

District - 03 Account Number - 0311077875

Owner Information

Owner Name:	HARIRI JAVID IMANOEL MAHROKH	Use:	RESIDENTIAL
Mailing Address:	6601 AMLEIGH RD BALTIMORE MD 21209-	Principal Residence:	YES
		Deed Reference:	1) /28025/ 00254 2)

Location & Structure Information**Premises Address**

6601 AMLEIGH RD
BALTIMORE 21209-

Legal Description

6601 AMLEIGH RD
RANCHLEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0079	0001	0179		0000		B	7	2		1
										Plat Ref:

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2012	6,966 SF	15,970 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	245,440	122,700		
Improvements:	990,500	990,500		
Total:	1,235,940	1,113,200	1,113,200	1,113,200
Preferential Land:	0			0

Transfer Information

Seller:	ZAIDMAN STEVEN E	Date:	05/05/2009	Price:	\$350,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/28025/ 00254	Deed2:	
Seller:	KRAKOWITZ JERRY	Date:	01/24/2006	Price:	\$333,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/23273/ 00338	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

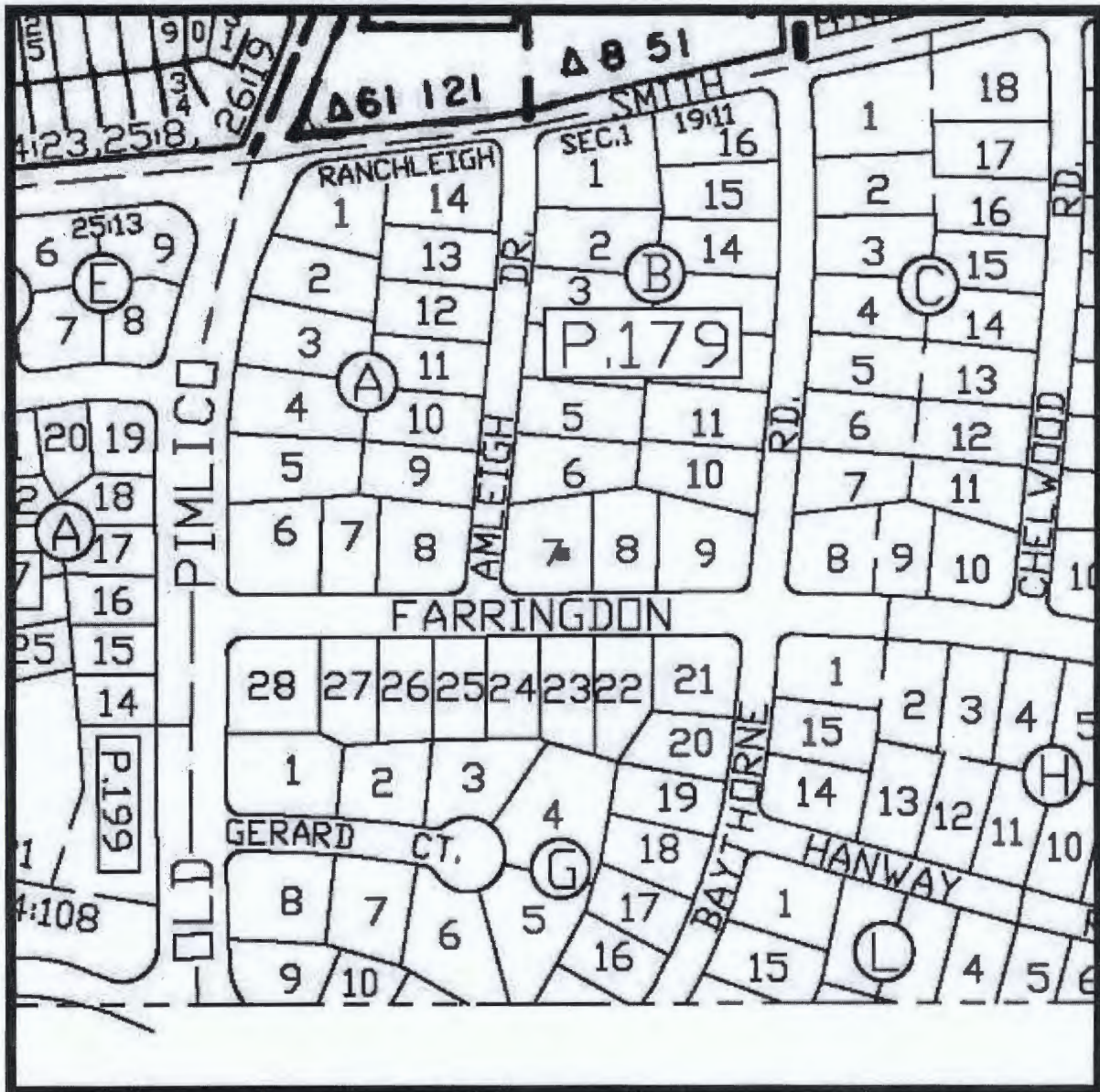
Homestead Application Status:	No Application
--------------------------------------	----------------



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

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

District - 03 Account Number - 0311077875



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.

CASE NAME

CASE NUMBER

DATE _____

Amleigh Rd

2013-260A

6-27-13

E - MAIL

Betty Harry	1738 Red Oak Rd	Balto MD 21234	bettyharry2@gmail.com
Amy and Howard Liss	2314 Farrington Rd	Balto, MD 21209	

CASE NAME Amleigh Rd.
CASE NUMBER 2013-260A
DATE 6-27-13

[illegible]

6601 Amleigh Road



Publication Date: 4/5/2013



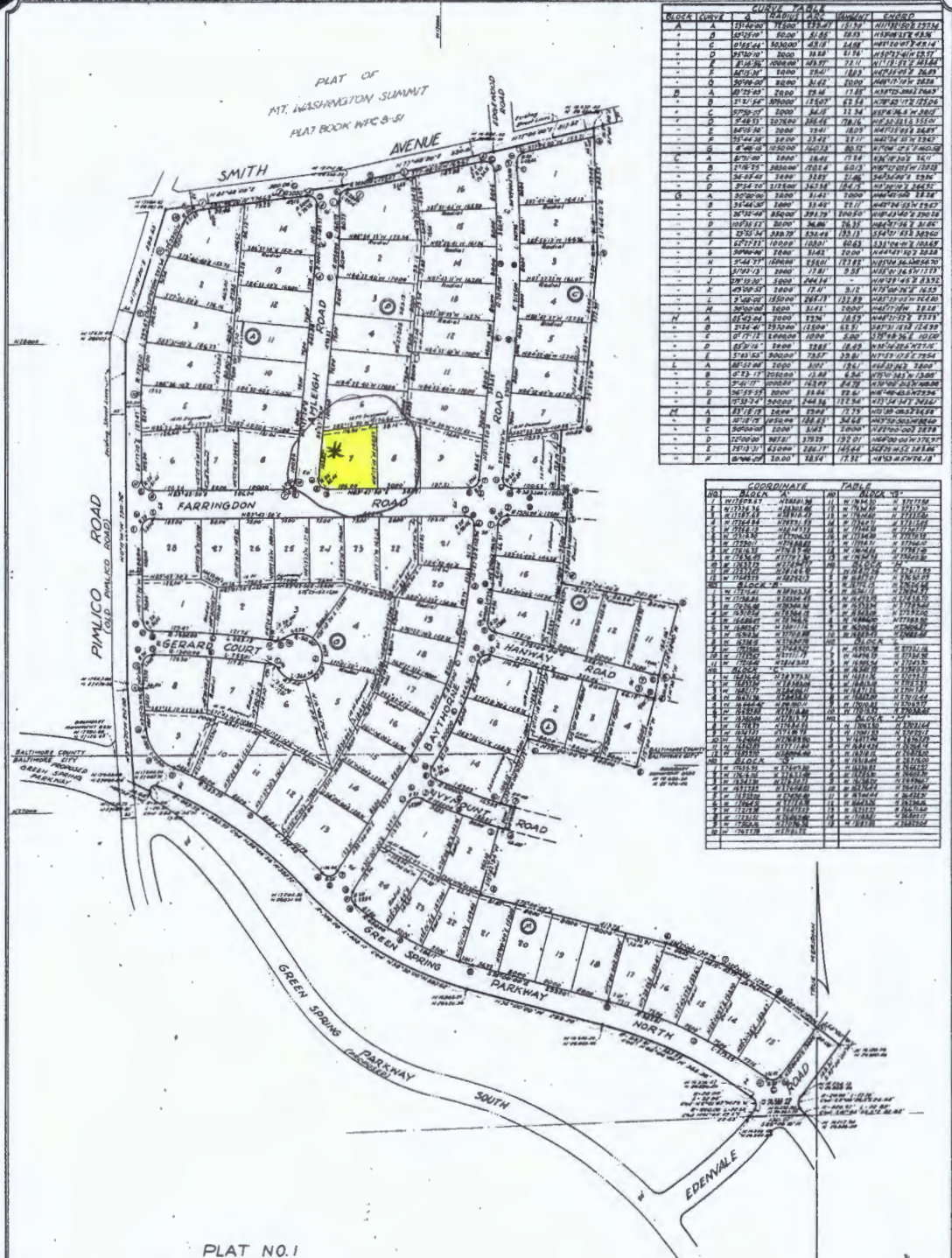
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

2013-0260-A



BLK	LOT	ACRES	OWNER	REMARKS
A	1	1.00	...	...
A	2	1.00	...	...
A	3	1.00	...	...
A	4	1.00	...	...
A	5	1.00	...	...
A	6	1.00	...	...
A	7	1.00	...	...
A	8	1.00	...	...
A	9	1.00	...	...
A	10	1.00	...	...
A	11	1.00	...	...
A	12	1.00	...	...
A	13	1.00	...	...
A	14	1.00	...	...
A	15	1.00	...	...
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A	18	1.00	...	...
A	19	1.00	...	...
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A	39	1.00	...	...
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A	41	1.00	...	...
A	42	1.00	...	...
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A	96	1.00	...	...
A	97	1.00	...	...
A	98	1.00	...	...
A	99	1.00	...	...
A	100	1.00	...	...

BLK	LOT	ACRES	OWNER	REMARKS
B	1	1.00	...	...
B	2	1.00	...	...
B	3	1.00	...	...
B	4	1.00	...	...
B	5	1.00	...	...
B	6	1.00	...	...
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B	88	1.00	...	...
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B	97	1.00	...	...
B	98	1.00	...	...
B	99	1.00	...	...
B	100	1.00	...	...

PLAT NO. 1
RANCHLEIGH
3RD DISTRICT
BALTIMORE COUNTY, MD
AND
BALTIMORE CITY, MD
37.128 AC.
UPLANDS, INC.
4628 EDMONDSON AVE.
BALTIMORE 29, MD

APPROVED: *[Signature]*
DATE: *July 21, 1953*
COUNTY ENGINEER

APPROVED: *[Signature]*
DATE: *July 14, 1953*
CHAIRMAN OR SECRETARY OF THE PLANNING COMMISSION

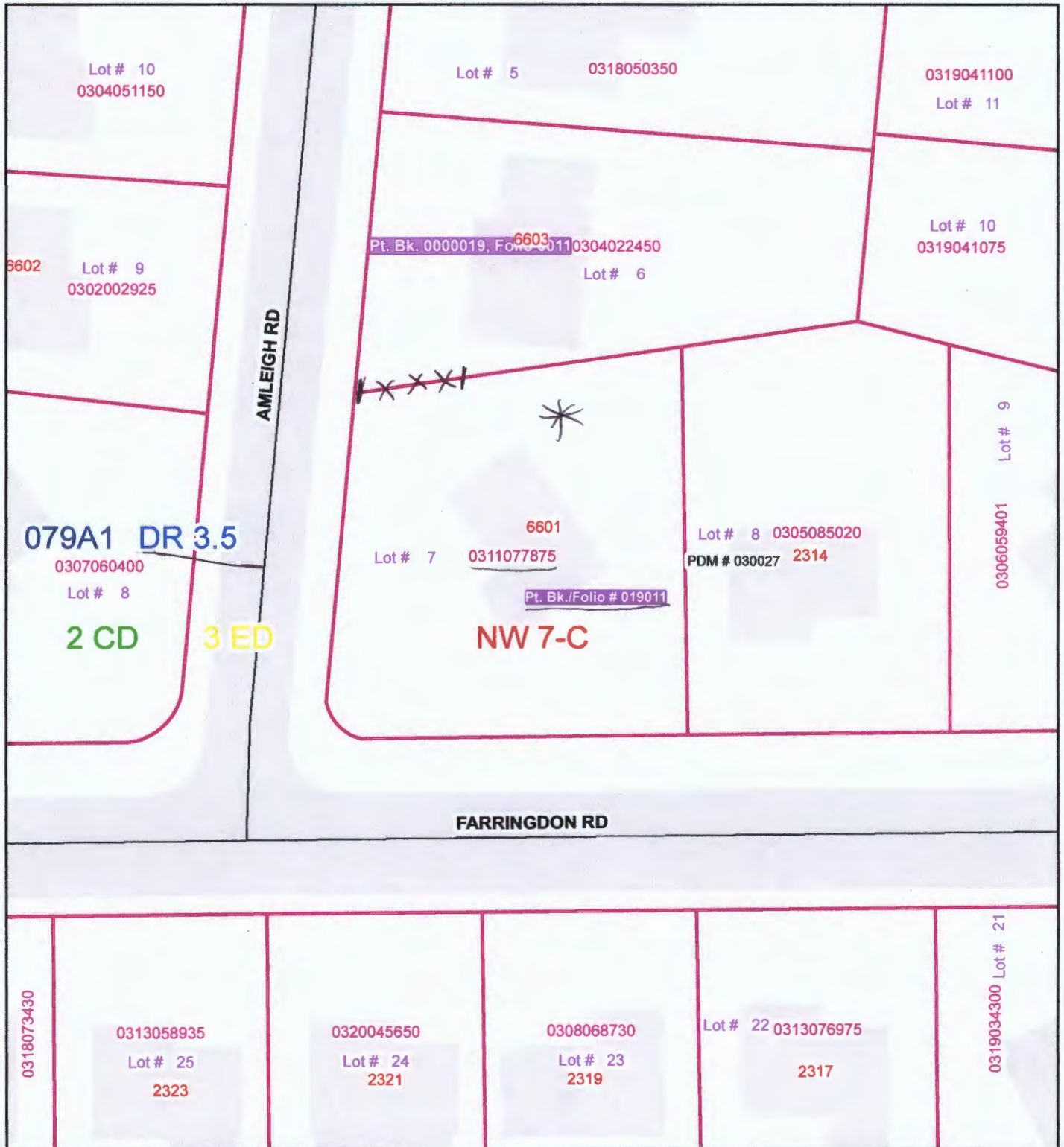
OWNER'S CERTIFICATE
I, **UPLANDS, INC.**
do hereby certify that the above is a true and correct copy of the original plat as filed in the office of the County Engineer of Baltimore County, Maryland, and that the same is a true and correct copy of the original plat as filed in the office of the City Engineer of Baltimore City, Maryland.

ENGINEER'S CERTIFICATE
I, **ALBERT E. POMMER**, a Registered Professional Engineer, do hereby certify that the above is a true and correct copy of the original plat as filed in the office of the County Engineer of Baltimore County, Maryland, and that the same is a true and correct copy of the original plat as filed in the office of the City Engineer of Baltimore City, Maryland.

ALBERT E. POMMER
REGISTERED ENGINEER AND
LAND SURVEYOR
OFFICE: 833 PARK AVE., BALTIMORE, MD
DRAWN BY: CMC
CHECKED BY: NGW
SCALE: 1"=100' ISSUED: JAN. 1953

2013-0260-A

6601 Amleigh Road



Publication Date: 3/18/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

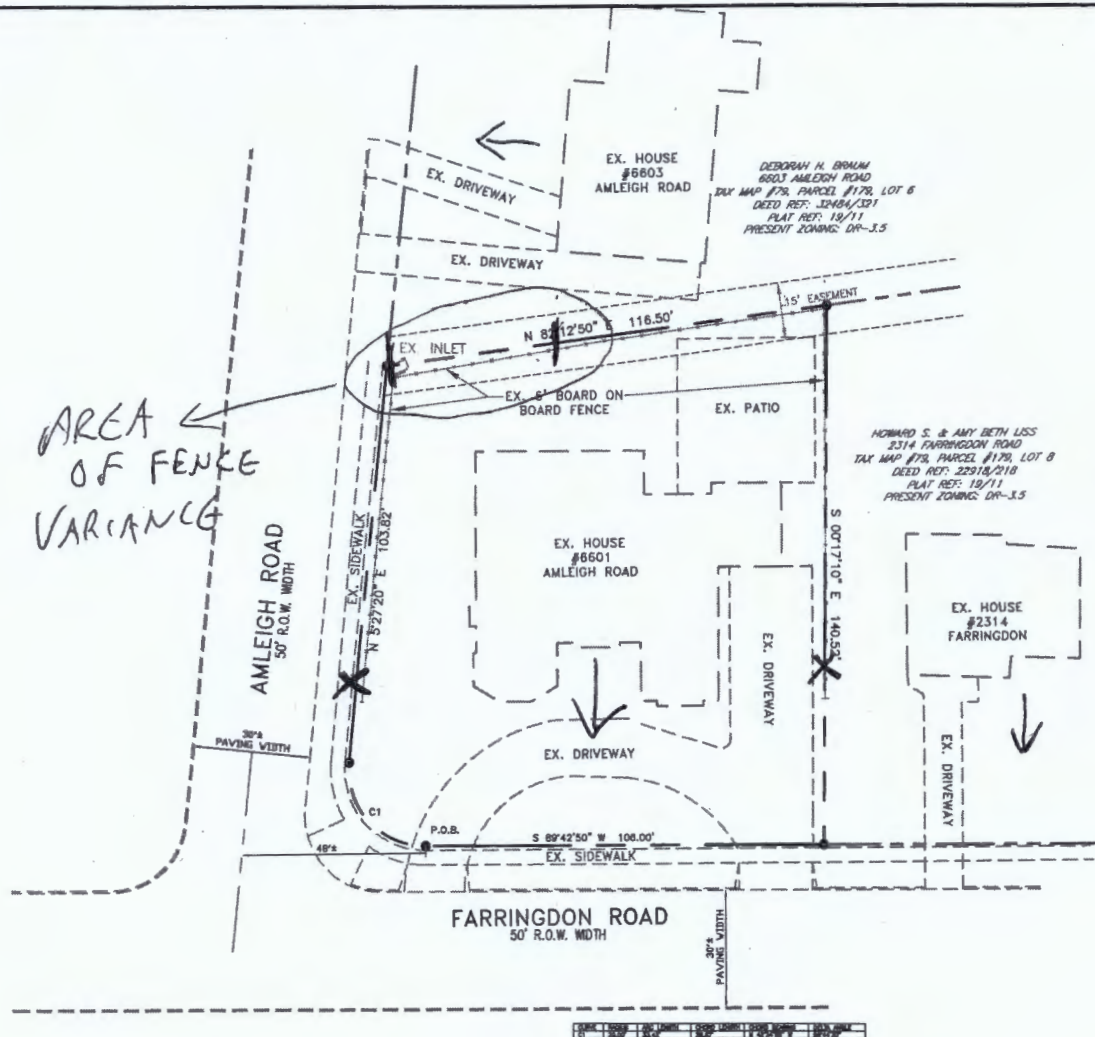


0 12.5 25 50 75 100 Feet

1 inch = 50 feet

2013-0760-A

AREA
OF FENCE
VARIANCE



PLAN
SCALE: 1" = 20'

NOTES:

1. THE EXISTING PHYSICAL FEATURES DEPICTED ON THIS PLAN WERE GENERATED FROM BOTH FIELD OBSERVATIONS AND BALTIMORE COUNTY GIS. THIS PLAN SHOULD NOT BE RELIED UPON AS A FINAL CONSTRUCTION DRAWING.
2. THE BOUNDARY INFORMATION SHOWN HEREON WAS DERIVED FROM THE PLAT REFERENCED BY THE PROPERTY DATA. THE EXACT LOCATION SHOULD NOT BE RELIED UPON FOR ESTABLISHMENT OF THE PROPERTY LINES. A BOUNDARY SURVEY SHOULD BE PERFORMED TO IDENTIFY THE EXACT BOUNDARY LOCATION.

REQUESTED RELIEF

SPECIAL HEARING RELIEF TO REQUEST VARIANCE:

1. TO PERMIT A FENCE WITHIN THE 25' OBSTRUCTION FREE ZONE AS IDENTIFIED IN THE B.C.Z.R. §102.5.
2. TO PERMIT A FENCE GREATER THAN 42" AND WITHIN 10' OF THE ADJOINING PROPERTY'S FRONT YARD AS IDENTIFIED IN B.C.Z.R. §427.1 B.1 AND B.2.

ADC Map No. 18 Old A-13
City of Baltimore
Permitted Use Number 20710770



LOCATION MAP
SCALE: 1" = 2000'

SITE NOTES

1. OWNER:
JAVID HARIRI
6601 AMLEIGH ROAD
BALTIMORE, MARYLAND 21209
2. ADDRESS OF SITE: 6601 AMLEIGH ROAD
3. TAX MAP #79, GRID #1, PARCEL #179, LOT 7
4. DEED REFERENCE: 28025/254
5. PLAT REFERENCE: 19/11 TITLED "RANCHLEIGH"
6. ELECTION DISTRICT: 8TH
7. COUNCILMANIC DISTRICT: 3RD
8. TAX ACCOUNT #0311077875
9. CENSUS TRACT: 403502
10. SITE AREA: 0.387 Ac.± or 15,970 Sq.Ft.±
11. ZONING MAP #79A1
12. EXISTING ZONING: DR-3.5 (RESIDENTIAL)
SETBACKS: FRONT = 30'
SIDE = 10'
REAR = 30'
13. PROPOSED ZONING: NO CHANGE
14. EXISTING USE: RESIDENTIAL
15. PROPOSED USE: NO CHANGE
16. THERE ARE NO CRITICAL AREAS IN THE SITE BOUNDARY.
17. THERE ARE NO WETLANDS LOCATED IN THE SITE BOUNDARY.
18. UTILITIES: PUBLIC WATER & PUBLIC SEWER.
19. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREA.
20. PREVIOUS BUILDING PERMITS: UNKNOWN
21. PREVIOUS ZONING CASES: NONE
22. WATERSHED: JONES FALLS
23. SITE IS NOT LOCATED WITHIN THE 100-YR RIVERINE FLOODPLAIN.



Ground Tek Engineering, LLC

P.O. BOX 782
BEL AIR, MARYLAND 21014
PH: 410-878-8188
FAX: 410-838-0118

PLAN TO ACCOMPANY HEARING FOR VARIANCE for

6601 AMLEIGH ROAD
BALTIMORE, MARYLAND

DEED REF: 28025 FOLIO 254;
TAX ACCOUNT NO: 0311077875;
TAX MAP 79; GRID 1; PARCEL 279, LOT 7;
COUNCILMANIC DISTRICT 2

KEY SHEET: OSW POSITION SHEET: 28NW12
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	DRAWN BY:	DESIGNED BY:	SCALE:
4/29/13	JPB	JPB	AS SHOWN
		JOB NO.:	SHEET NO.:
			1 OF 1

2013-0260-A

Case No.: 2013-260-A

Exhibit Sheet

Petitioner/Developer

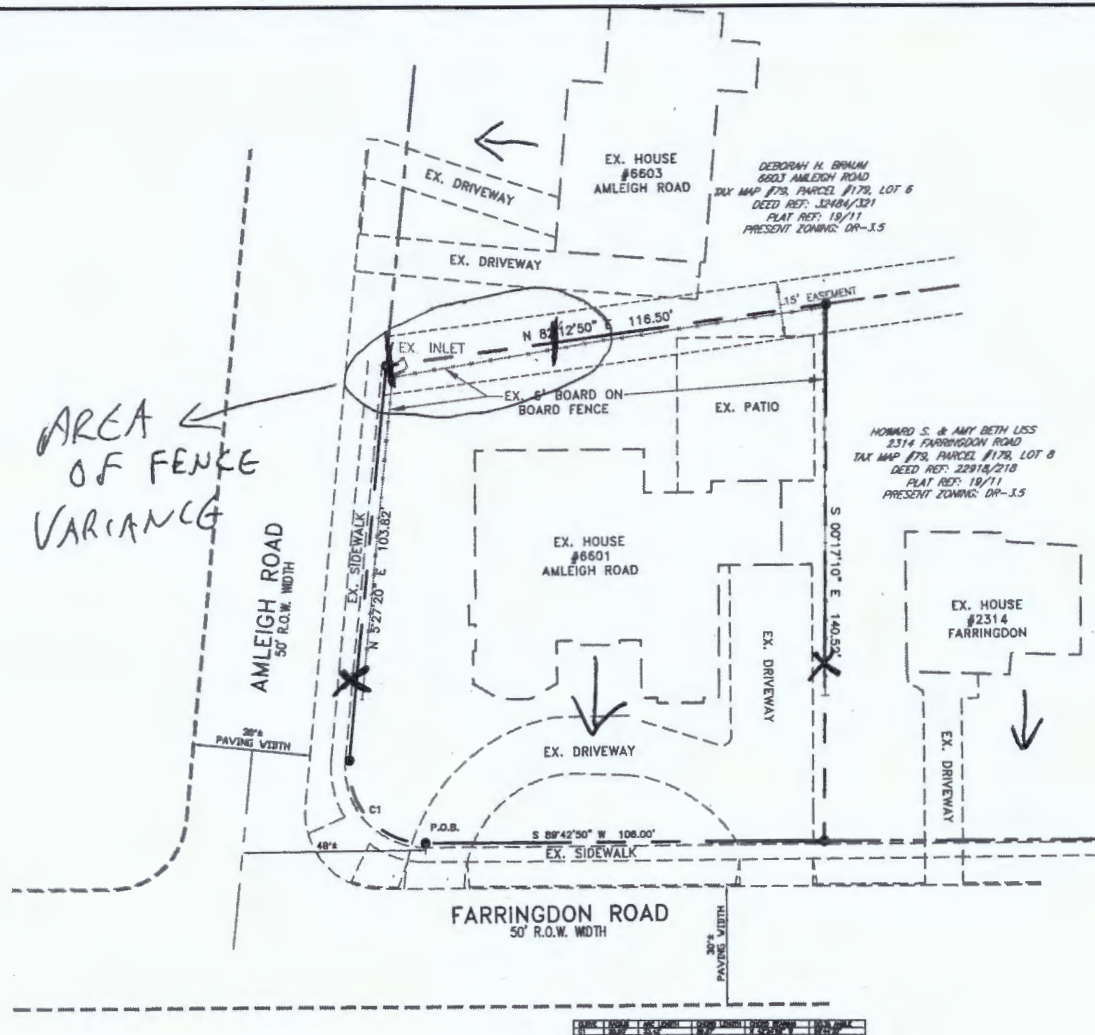
Protestant

DW
8-7-13

slw
6-27-13

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

AREA
OF FENCE
VARIANCE



PLAN
SCALE: 1" = 20'

NOTES:

1. THE EXISTING PHYSICAL FEATURES DEPICTED ON THIS PLAN WERE GENERATED FROM BOTH FIELD OBSERVATIONS AND BALTIMORE COUNTY GIS. THIS PLAN SHOULD NOT BE RELIED UPON AS A FINAL CONSTRUCTION DRAWING.

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NSP Map No. 18 044 J-13
Copyright © 2013 The Map People
Permitted Use Number 20710170



LOCATION MAP
SCALE: 1" = 5000'

SITE NOTES

1. OWNER:
DAVID HARIRI
6601 AMLEIGH ROAD
BALTIMORE, MARYLAND 21209
2. ADDRESS OF SITE: 6601 AMLEIGH ROAD
3. TAX MAP #79, GRID #1, PARCEL #179, LOT 7
4. DEED REFERENCE: 28025/254
5. PLAT REFERENCE: 19/11 TITLED "RANCHLEIGH"
6. ELECTION DISTRICT: 8TH
7. COUNCILMANIC DISTRICT: 3RD
8. TAX ACCOUNT #0311077875
9. CENSUS TRACT: 403602
10. SITE AREA: 0.367 Ac.± or 15,970 Sq.Ft.±
11. ZONING MAP #79A1
12. EXISTING ZONING: DR-3.5 (RESIDENTIAL)
SETBACKS: FRONT = 30'
SIDE = 10'
REAR = 30'
13. PROPOSED ZONING: NO CHANGE
14. EXISTING USE: RESIDENTIAL
15. PROPOSED USE: NO CHANGE
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21. PREVIOUS ZONING CASES: NONE
22. WATERSHED: JONES FALLS
23. SITE IS NOT LOCATED WITHIN THE 100-YR RIVERINE FLOODPLAIN.



Ground Tek Engineering, LLC

P.O. BOX 762
BEL AIR, MARYLAND 21014
PH: 410-878-8188
FAX: 410-838-0118

PLAN TO ACCOMPANY HEARING FOR VARIANCE for

6601 AMLEIGH ROAD
BALTIMORE, MARYLAND

DEED REF: 28025 FOLIO 254;
TAX ACCOUNT NO.: 0311077875;
TAX MAP 79; GRID 1; PARCEL 279, LOT 7;
COUNCILMANIC DISTRICT 2

KEY SHEET: OSW POSITION SHEET: 28NW12

3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWN BY:	DESIGNED BY:	SCALE:
JPD	JPD	AS SHOWN
DATE:	JOB NO.:	SHEET NO.:
4/29/13		1 OF 1

2013-0260-A

Petitioner's No. 1

From: Meital Lavian <mlavian47@gmail.com> 
Subject: Fence pictures
Date: April 4, 2013 7:25:50 PM EDT
To: "yonah@zahlco.com" <yonah@zahlco.com>

8 Attachments, 1.3 MB



2013-0260-1

2
Petitioner's No. 7



2013-0260-A



2013-0260-A



2013-0260-A



Sent from my iPhone

2013-0260-A