



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 12139 WOODSYDE CT, OWINGS MILLS MARYLAND which is presently zoned RC 5

Deed References: / 23100 / 00335

10 Digit Tax Account # 2000010687

Property Owner(s) Printed Name(s) RAKHAMIMOV ELMAR / RAKHAMIMOV JULIE

(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. 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. **X** a Variance from Section(s) SECTION 400

Section 400.1 -- to permit an existing detached accessory structure (tennis court) to be located in the ~~rear~~ ^{front} and side yards of the principal dwelling in lieu of the required rear yard; and to amend the final development plan of Woodsyde Heights, lot 27 only.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

RAKHAMIMOV ELMAR / RAKHAMIMOV JULIE

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12139 WOODSYDE CT, OWINGS MILLS MARYLAND

Mailing Address City State

21117 / (443) 220-5356 / juliera@verizon.net

Zip Code Telephone # Email Address

Representative to be contacted:

ABRAHAM W-TSADIK

Name - Type or Print

Signature

8408 MAYMEADOW COURT, BALTIMORE MARYLAND

Mailing Address City State

21244 / (410) 971-0249 / abraham@aresolve.com

Zip Code Telephone # Email Address

CASE NUMBER 2014-0062-A Filing Date 9/10/13

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ZONING PROPERTY DESCRIPTION

FOR 12139 WOODSYDE COURT. OWINGS MILLS MD 21117

Beginning at a point on the ^{east}~~north~~ side of Woodsyde Court which is 50 feet wide at the distance of 390 feet north of the centerline of the nearest improved intersecting street Heneson Grth which is 55 feet wide.

Being Lot # 27, Section # 4 in the subdivision of Woodsyde Heights as recorded in Baltimore County Plat Book #55, Folio #37, containing 1.76 acres. Located in the 4 Election District and 2 Council District.

Item #0062

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: 2014-0062-A
Petitioner: RAKHAMIMOV ELMAR
Address or Location: 12139 WOODSYDE CT OWINGS MILL MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAKHAMIMOV ELMAR
Address: 12139 WOODSYDE CT OWINGS MILL MD 21117

Telephone Number: (443) 220 5356

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

No. **102590**

Date: **Sept 10, 2013**

PAID RECEIPT

BUSINESS ACTUAL TIME DEM
 9/11/2013 9/11/2013 11:01:32 2

REC 0602 WALKIN JENA JEE
 >>> RECEIPT # 845476 9/11/2013 OFLA

Dept 5 528 ZONING VERIFICATION

NO. 102590

Receipt tot 1225.00
 1.00 01 1225.00 CA
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct Amount

001 806 0000 6150 225

Total: **5225**

Rec
 From:

For: **Zoning hearing - case #2014-0062-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2014-0062-A

Petitioner: Mr. & Mrs. Rakhamimov

Hearing Date: 11/18/13

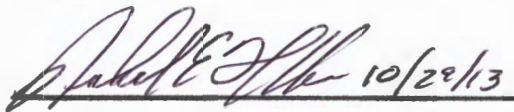
Baltimore County Department of
Permits and Development Management
Room 105, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

12139 Woodsyde Court

_____ on 10/29/13

Sincerely,

 10/29/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)

Certificate of Posting

Case No. 2014-0062-A



12139 Woodsyde Court

(posted 10/29/13)

Richard E. Hoffman 10/29/13

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443-243-7360)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 31, 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 October 29, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2014-0062-A

12139 Woodsyde Court

E/s Woodsyde Court, 390 ft. N/of centerline of

Heneson Garth

4th Election District - 2nd Councilmanic District

Legal Owner(s): Elmar & Julie Rakhimov

Variance: to permit an existing detached accessory structure (tennis court) to be located in the front and side yards of the principal dwelling in lieu of the required rear yard; and to amend the final development plan of Woodsyde Heights, lot 27 only.

Hearing: Monday, November 18, 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.

JT 10/911 Oct. 29

955091

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 29, 2013 Issue - Jeffersonian

Please forward billing to:
Elmar Rakhamimov
12139 Woodsyde Court
Owings Mills, MD 21117

443-220-5356

NOTICE OF ZONING HEARING

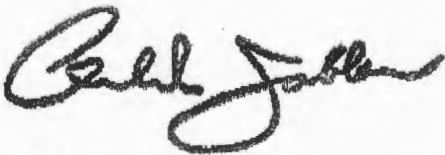
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12139 Woodsyde Court
E/s Woodsyde Court, 390 ft. N/of centerline of Heneson Garth
4th Election District – 2nd Councilmanic District
Legal Owners: Elmar & Julie Rakhamimov

Variance to permit an existing detached accessory structure (tennis court) to be located in the front and side yards of the principal dwelling in lieu of the required rear yard; and to amend the final development plan of Woodsyde Heights, lot 27 only.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

September 30, 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: 2014-0062-A

12139 Woodsyde Court

E/s Woodsyde Court, 390 ft. N/of centerline of Heneson Garth

4th Election District – 2nd Councilmanic District

Legal Owners: Elmar & Julie Rakhamimov

Variance to permit an existing detached accessory structure (tennis court) to be located in the front and side yards of the principal dwelling in lieu of the required rear yard; and to amend the final development plan of Woodsyde Heights, lot 27 only.

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Rakhamimov, 12139 Woodsyde Court, Owings Mills 21117
Abraham Tsadik, 8408 Maymeadow Court, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 29, 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.**

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
12139 Woodsyde Court; E/S Woodsyde Court	*	
390' N of c/line Heneson Garth	*	OF ADMINSTRATIVE
4 th Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): Elmar & Julie Rakhamimov	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2014-062-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

SEP 17 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 17th day of September, 2013, a copy of the foregoing Entry of Appearance was mailed to Abraham W-Tsadik, 8408 Maymeadow Court, Baltimore, MD 21244, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-

0002-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

November 14, 2013

Elmar & Julie Rakhamimov
12139 Woodsyde Court
Owings Mills MD 21117

RE: Case Number: 2014-0062 A, Address: 12139 Woodsyde Court

Dear Mr. & Ms. Rakhamimov:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 10, 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
Abraham W-Tsadik, 8408 Maymeadow Court, Baltimore MD 21244

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 9-16-13

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

RE: Baltimore County
Item No. 2014-0062-A
Variance
Elmar & Julie Rakhmanov
12139 Woodsyde Court.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0062-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,

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

Steven D. Foster, Chief/
Development Manager
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 23, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For September 23, 2013
Item No. 2014-0060, 0062 and 0063

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC09232013 - NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

OCT 23 2013



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 23, 2013

SUBJECT: DEPS Comment for Zoning Item # 2014-0062-A
Address 12139 Woodsyde Court
(Rakhamimov Property)

Zoning Advisory Committee Meeting of September 16, 2013.

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

A future permit for a tennis court must be reviewed by Groundwater Mgmt., since the house is served by well and septic, and the septic area is near the proposed court area.

Reviewer: *Dan Esser – Groundwater Management*

11/31/13
CDM

T 410.494.6365
F 410.821.0147
cdmudd@venable.com



December 30, 2013

HAND-DELIVERED

John E. Beverungen
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 12139 Woodsyde Court
Case No. 2014-062-A

Dear Judge Beverungen:

This letter should serve as notification that this firm is withdrawing its appearance from the above-referenced matter as counsel for the Petitioners, Elmar and Julie Rakhamimov.

Very truly yours,

Christopher D. Mudd

cc: Kristen Lewis, Zoning Review Office
/ Arnold Jablon, Director
Department of Permits, Approvals and Inspections
J. Carroll Holzer, Esquire

November 12, 2013

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

HAND-DELIVERED

John E. Beverungen
Office of Administrative Hearings
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: 12139 Woodsyde Court
Case No. 2014-062-A

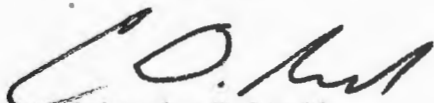
Dear Judge Beverungen:

This firm was retained yesterday by the petitioners in Case No. 2012-0243-A, Elmar and Julie Rakhamimov. A hearing is currently scheduled for Monday, November 18, 2013 at 10:00 a.m. I am writing to request postponement of the hearing, in order to allow time for me to investigate thoroughly the circumstances surrounding the requested relief, to coordinate the witnesses that we may present in support of the variance, and to determine and to assemble the exhibits that will help us to present our case. I am currently scheduled to appear before you on Thursday November 14th in an unrelated Hearing Officer's Hearing, for which I am preparing this week, and I was also previously scheduled to be out of the State on Friday November 15th through the weekend, which will inhibit my ability to prepare adequately for a hearing on November 18th.

For all of these reasons, I respectfully request that you postpone the hearing currently scheduled for this matter.

I appreciate your consideration of this request.

Very truly yours,



Christopher D. Mudd

cc: Kristen Matthews,
Zoning Review Office
Arnold Jablon, Director
Department of Permits, Approvals
and Inspections

Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 04 Account Number - 2000010687	
Owner Information		
Owner Name:	RAKHAMIMOV ELMAR RAKHAMIMOV JULIE 12139 WOODSYDE CT OWINGS MILLS MD 21117-1639	Use: RESIDENTIAL Principal Residence: YES Deed Reference: 1) /23100/ 00335 2)
Mailing Address:		
Location & Structure Information		
Premises Address:	12139 WOODSYDE CT 0-0000	Legal Description: 1.7645 AC 12139 WOODSYDE CT WOODSYDE HEIGHTS
Map: 0049	Grid: 0018	Parcel: 0250
Sub District:	Subdivision: 0000	Section: 4
Block:	Lot: 27	Assessment Year: 2013
Plat No:	Plat Ref: 0055/ 0037	
Special Tax Areas:	Town:	Ad Valorem: NONE
Primary Structure Built 1989	Above Grade Enclosed Area 6,818 SF	Finished Basement Area 650 SF
Property Land Area 1.7600 AC	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior STUCCO	Full/Half Bath 3 full/ 2 half	Garage 1 Attached
Last Major Renovation		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2013	As of 07/01/2013
Land: 193,600	145,200	
Improvements 569,300	618,100	
Total: 762,900	763,300	763,033
Preferential Land: 0		763,167
		0
Transfer Information		
Seller: NEEDEL BRIAN R	Date: 12/21/2005	Price: \$1,000,000
Type: ARMS LENGTH IMPROVED	Deed1: /23100/ 00335	Deed2:
Seller: JOHN F OWINGS EN TERPRISES	Date: 01/29/1988	Price: \$105,000
Type: ARMS LENGTH IMPROVED	Deed1: /07782/ 00076	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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		

New Search (<http://sdat.resiusa.org/RealProperty>)

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait.



CODE ENFORCEMENT

CORRECTION NOTICE

CASE NUMBER 013366	FA NUMBER 0122751	PROP. TAX ID 20-0001-0687	ZONE
NAME(S): Elmer Rikhamm			
MAILING ADDRESS: 12139 Wadsworth Ct			
CITY Dundalk, MD	STATE MD	ZIP CODE 21117	
VIOLATION ADDRESS: SAME			
CITY	STATE	ZIP CODE	
	MARYLAND		

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 | ☐ 500.9 BCZR; ZCPM, BCC: 32-3-102: |
| ☐ 400: Illegal accessory structure | ☐ Violation of commercial site plan and/or zoning order |
| | ☐ 410A: Non permitted class II Trucking Facility |

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 rear of home |
| ☐ 13-7-310(c): Cease all outside feeding of animals/birds | ☐ IHC 115: BCB, (2): Remove/ Repair unsafe structure |
| ☐ 13-7-306: Cease rat harborage on premise | ☐ board and secure all openings to premise |
| ☐ 13-7-305: 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 |

RENTAL 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)(1)(ii): Board & secure openings |

OTHER VIOLATIONS OR REMARKS:

TECHNICAL needed for installation of R-19
POUR. However, VOLUME will probably be
needed because of location of POUR. You
have one (1) week to meet with Council and
get PAPER SUBMITTED TO BE IN FULL COMPLIANCE.

Failure to comply with this correction notice, may result in a \$ 200.00 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: 9.07.13
INSPECTOR NAME: DAVID L. LEE
(PRINT NAME)

ISSUED DATE: 8.30.13

Item #0062



Item #0062



COORDINATES			
	N ^o	NORTH	WEST
1	58 001.815	57 160.815	
2	58 001.815	57 160.815	
3	58 001.815	57 160.815	
4	58 001.815	57 160.815	
5	58 001.815	57 160.815	
6	58 001.815	57 160.815	
7	58 001.815	57 160.815	
8	58 001.815	57 160.815	
9	58 001.815	57 160.815	
10	58 001.815	57 160.815	
11	58 001.815	57 160.815	
12	58 001.815	57 160.815	
13	58 001.815	57 160.815	
14	58 001.815	57 160.815	
15	58 001.815	57 160.815	
16	58 001.815	57 160.815	
17	58 001.815	57 160.815	
18	58 001.815	57 160.815	
19	58 001.815	57 160.815	
20	58 001.815	57 160.815	
21	58 001.815	57 160.815	
22	58 001.815	57 160.815	
23	58 001.815	57 160.815	
24	58 001.815	57 160.815	
25	58 001.815	57 160.815	
26	58 001.815	57 160.815	
27	58 001.815	57 160.815	
28	58 001.815	57 160.815	
29	58 001.815	57 160.815	
30	58 001.815	57 160.815	
31	58 001.815	57 160.815	
32	58 001.815	57 160.815	
33	58 001.815	57 160.815	
34	58 001.815	57 160.815	
35	58 001.815	57 160.815	
36	58 001.815	57 160.815	
37	58 001.815	57 160.815	
38	58 001.815	57 160.815	
39	58 001.815	57 160.815	
40	58 001.815	57 160.815	
41	58 001.815	57 160.815	
42	58 001.815	57 160.815	
43	58 001.815	57 160.815	
44	58 001.815	57 160.815	
45	58 001.815	57 160.815	
46	58 001.815	57 160.815	
47	58 001.815	57 160.815	
48	58 001.815	57 160.815	
49	58 001.815	57 160.815	
50	58 001.815	57 160.815	
51	58 001.815	57 160.815	
52	58 001.815	57 160.815	
53	58 001.815	57 160.815	
54	58 001.815	57 160.815	
55	58 001.815	57 160.815	
56	58 001.815	57 160.815	
57	58 001.815	57 160.815	
58	58 001.815	57 160.815	
59	58 001.815	57 160.815	
60	58 001.815	57 160.815	
61	58 001.815	57 160.815	
62	58 001.815	57 160.815	
63	58 001.815	57 160.815	
64	58 001.815	57 160.815	
65	58 001.815	57 160.815	
66	58 001.815	57 160.815	
67	58 001.815	57 160.815	
68	58 001.815	57 160.815	
69	58 001.815	57 160.815	
70	58 001.815	57 160.815	
71	58 001.815	57 160.815	
72	58 001.815	57 160.815	
73	58 001.815	57 160.815	
74	58 001.815	57 160.815	
75	58 001.815	57 160.815	
76	58 001.815	57 160.815	
77	58 001.815	57 160.815	
78	58 001.815	57 160.815	
79	58 001.815	57 160.815	
80	58 001.815	57 160.815	
81	58 001.815	57 160.815	
82	58 001.815	57 160.815	
83	58 001.815	57 160.815	
84	58 001.815	57 160.815	
85	58 001.815	57 160.815	
86	58 001.815	57 160.815	
87	58 001.815	57 160.815	
88	58 001.815	57 160.815	
89	58 001.815	57 160.815	
90	58 001.815	57 160.815	
91	58 001.815	57 160.815	
92	58 001.815	57 160.815	
93	58 001.815	57 160.815	
94	58 001.815	57 160.815	
95	58 001.815	57 160.815	
96	58 001.815	57 160.815	
97	58 001.815	57 160.815	
98	58 001.815	57 160.815	
99	58 001.815	57 160.815	
100	58 001.815	57 160.815	

	TO	RADIUS	DELTA	ARC	TAN.	CHD.	CHD. DRG.
10	11	6.0194	0.9424	79.82	40.35	98.71	N.23° 09' 50" E
12	13	5.7405	1.1545	72.38	46.36	92.50	N.32° 03' 50" E
14	16	5.0000	1.5878	60.00	56.91	83.14	N.42° 00' 00" E
16	18	4.0000	2.2361	46.18	67.98	72.94	N.52° 00' 00" E
18	20	3.0000	2.8284	36.87	77.94	64.98	N.62° 00' 00" E
20	22	2.0000	3.5511	30.70	87.94	58.92	N.72° 00' 00" E
22	24	1.0000	4.3301	26.18	96.94	54.92	N.82° 00' 00" E
24	26	.5000	5.1081	22.62	104.94	51.92	N.92° 00' 00" E
26	28	.2500	5.8861	20.00	111.94	49.92	N.102° 00' 00" E
28	30	.1250	6.6641	18.00	118.94	47.92	N.112° 00' 00" E
30	32	.0625	7.4421	16.50	125.94	46.42	N.122° 00' 00" E
32	34	.0312	8.2201	15.43	132.94	45.42	N.132° 00' 00" E
34	36	.0156	9.0000	14.57	139.94	44.92	N.142° 00' 00" E
36	38	.0078	9.7800	13.89	146.94	44.42	N.152° 00' 00" E
38	40	.0039	10.5600	13.37	153.94	43.92	N.162° 00' 00" E
40	42	.0019	11.3400	12.98	160.94	43.42	N.172° 00' 00" E
42	44	.0009	12.1200	12.70	167.94	42.92	N.182° 00' 00" E
44	46	.0005	12.9000	12.50	174.94	42.42	N.192° 00' 00" E
46	48	.0002	13.6800	12.37	181.94	41.92	N.202° 00' 00" E
48	50	.0001	14.4600	12.30	188.94	41.42	N.212° 00' 00" E
50	52	.0000	15.2400	12.28	195.94	40.92	N.222° 00' 00" E

DENSITY CALCULATIONS		
GROSS AREA	1116 AC	
AREA PARCEL A	016 AC	
AREA HWY DEDICATION	089 AC	
AREA NET	1034 AC	
ZONING	8	
LOTS PERMITTED	667 @ 116 AC	
LOTS PROPOSED	7	
GROSS DENSITY	740	
NET DENSITY	.08 LOTS/AC	

DRED REFERENCE: MARION A. NORMANISTER ET UX
 10050 019
 WATER WAY 5'

NOTE: REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE DRIVEWAY. TRUCKS, A, ONTO PARKING DRIVEWAYS. THE CRG. PLAN WAS APPROVED ON 7/18/84

SECTION FOUR
WOOSYDE HEIGHTS

4th ELECTION DISTRICT
SCALE: 1" = 50'
T. 1. N. 1. E. 1. S. 1. E.

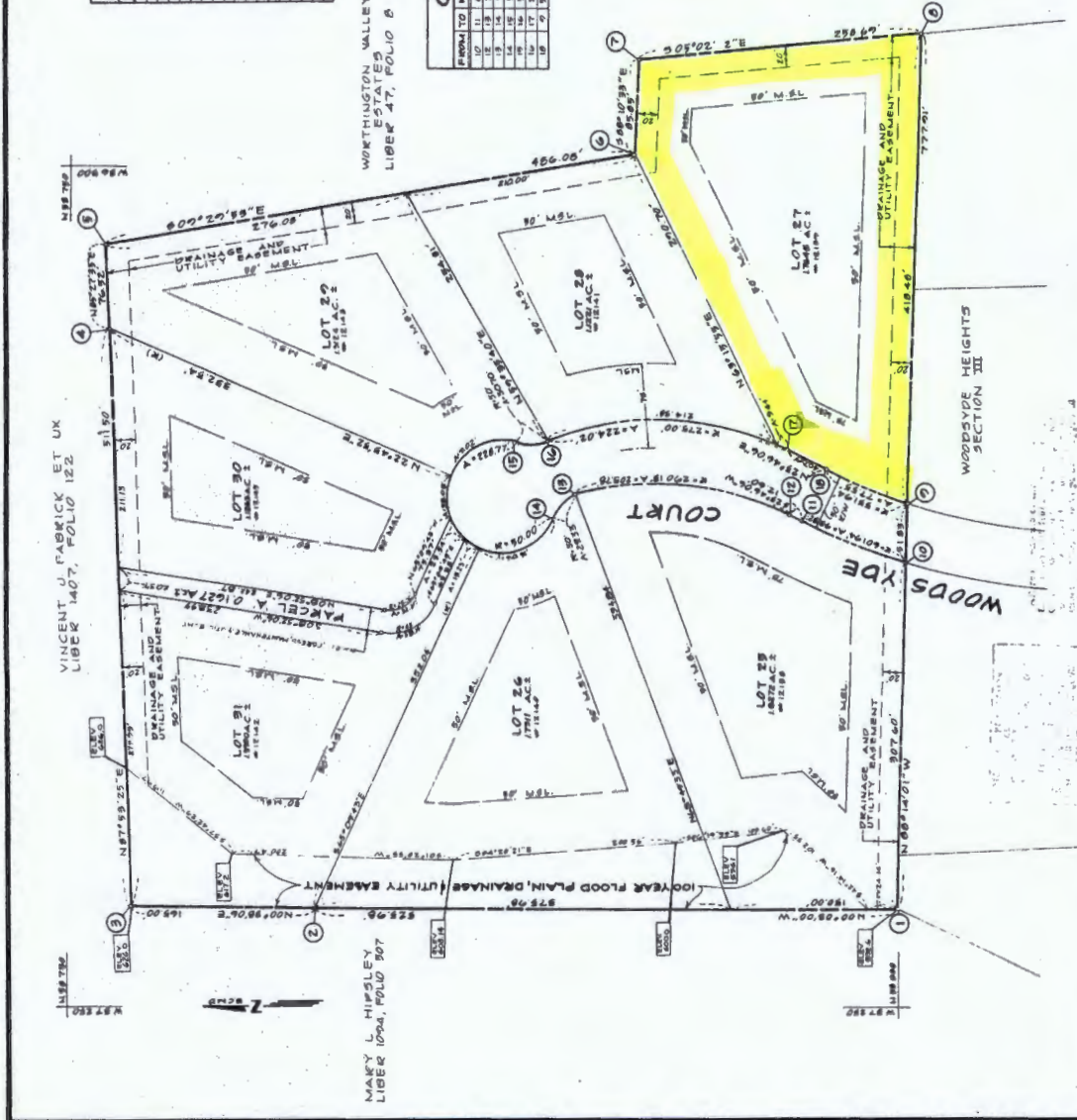
C.R.G. APPROVED 9-19-84-

W. DUVALL & ASSOC. INC.
930 E. JOPPA ROAD
TOWSON, MARYLAND 21204

NOTE:	COMPLETED BY:
COMMUNICATES AND CLAIMS CENTER ON THIS PLAT ARE REFERRED TO THE	DATE OF:
OFFICE AND ARE NOT TO BE USED IN THE FIELD. INFORMATION	COMPLETED BY:
ISSUED AND BASED ON THE FOLLOWING TRAILER STATION:	PROJECT NUMBER:
* 10/27/78 N 844513.32 E 25778.04 U 25778.04 U 25778.04	

8062 - 781755 WSW

Item # 0062



NOTE:

- 1) NORMAL UNAVAILABILITY OFFENSE OF DESCRIPTION MAY BECEASED.
- 2) MEMBERS OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY A STATEMENT OF THE PLAT OFFICER'S PERSONAL BELIEFS, OPINION OR ANY OTHER PUBLIC ACTS DONE ON THIS PLAT.
- 3) THIS PLAT IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF MALIBU COUNTY ROLL 94-42 (SECTION 18-64).
- 4) MEMBERS OF THIS PLAT DOES NOT GUARANTEE REPRODUCTION OF THIS PLAT FOR ANY OTHER PURPOSE.
- 5) THE PLAT IS NOT TO BE DEPENDERS BY A MEMBER OF ANOTHER PLAT.
- 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

NOTE.

THE STREETS AND/OR ROADS SHOW HEREON AND THE SECTIONS THEREOF AS SHOWN ARE FOR THE PURPOSE OF RECORDING THE SAME AND ARE NOT TO BE CONSIDERED AS A BASIS TO PUBLICLY USE THE SAME. THE SHOWN TITLE TO THE LANDS HEREON IS EXPRESSLY RESERVED IN THE WHOLE OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE.

SECTIONS AND QUARTERS HEREON, BLANK, MARKED, AND UTILITY EASEMENTS WHERE HEREON ARE RESERVED INTO THE DEVELOPER AND ARE HEREBY OFFERED FOR PRODUCTION TO THE COUNTY, AND THE COUNTY SHALL CONVEY BLANK AREAS BY DEED TO ANY AND ALL COUNTY LANDLORDS AT NO COST.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 10-10-1, M.S., HAVE BEEN FULLY COMPLIED WITH, IN THE AMENDED CODE OF 1947-LAND, AND BECK COMPLIED WITH, INsofar AS SAME CONCERNING THE MARKING OF THE PLAT AND THE SECTION OF THE MARKERS.

John F. Overmire, Jr. 6-6-55
SAC

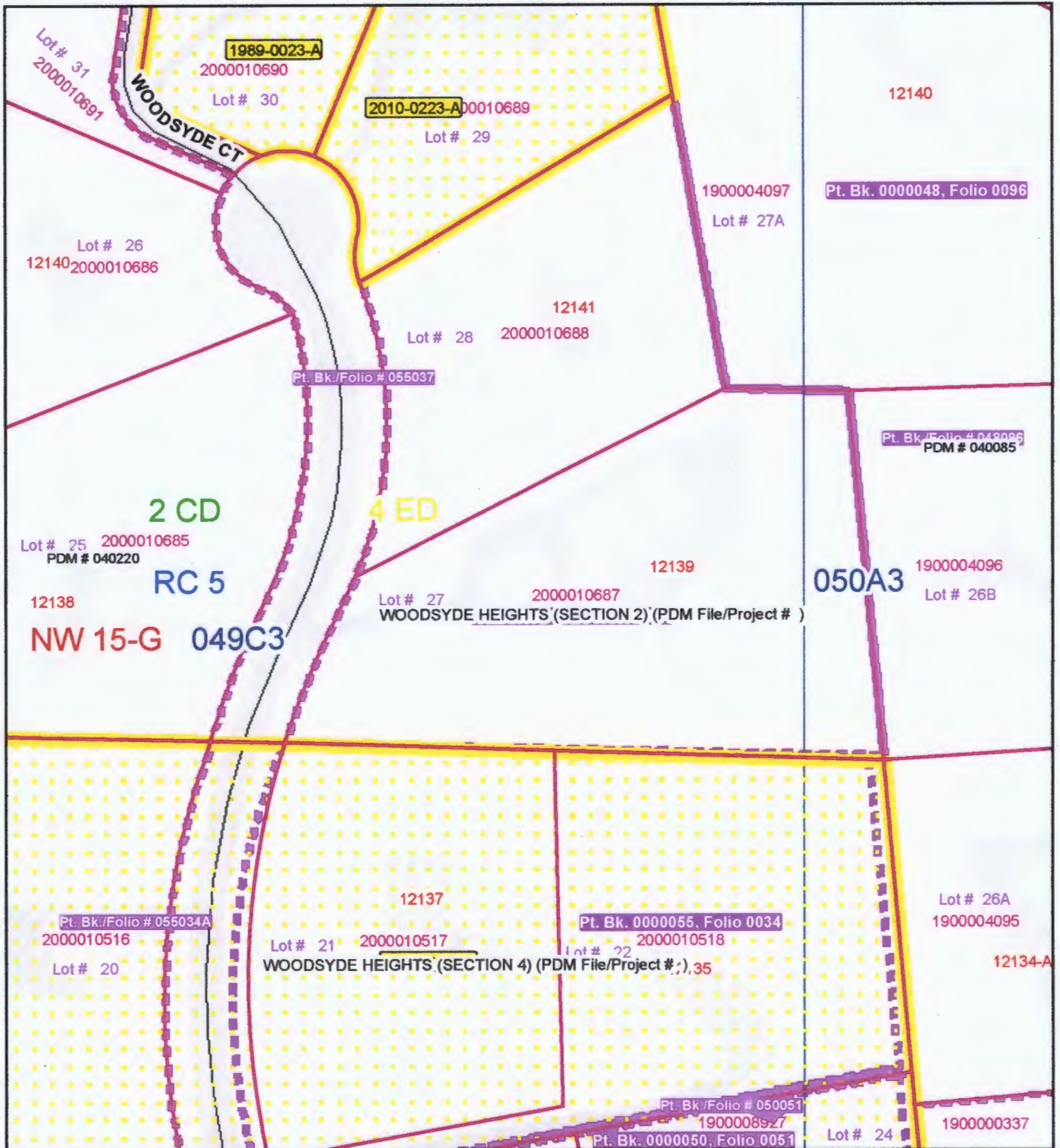
SURVEYOR'S CERTIFICATE

I, A REGISTERED LAND SURVEYOR OF
ALABAMA, DOES HEREBY CERTIFY THAT
ON AND FURNISHED THIS PLAT AND
THE SAME TO THE PUBLIC RECORDS IN
SECTION 3-108 OF THE REAL
PROPERTY CODE OF ALABAMA,
AND IN THE OFFICE OF THE
CLERK OF THE SUPERIOR COURT
IN THE COUNTY OF THE SAME.

DATE

APPROVED:	<i>[Signature]</i>	DATE: 2/6/68	THE COMMANDER OF THE LIAISON TEAM THE LIAISON OFFICER OF THE CONDUCT OF THE INQUIRY AND REPORTING OFFICER OF THE INVESTIGATION
APPROVED:	<i>[Signature]</i>	DATE: 2/6/68	
APPROVED:	<i>[Signature]</i>	DATE: 2/6/68	

12139 Woodsyde Court



Publication Date: 9/11/2013



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

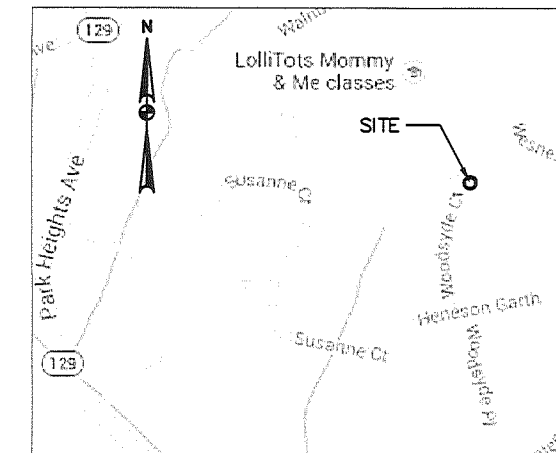


A scale bar with markings at 0, 25, 50, 100, 150, and 200 feet. The bar is black with white markings and the word "Feet" is written at the end.

1 inch = 100 feet

Item #0062

ZONING HARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS: 12139 WOODSYDE COURT, OWINGS MILLS MD 21117 OWNER(S) NAMES: RAKHAMIMOV ELMAR AND RAKHAMIMOV JULIE
 SUBDIVISION NAME: WOODSYDE HEIGHTS LOT# 27 BLOCK # SECTION# 4
 PLAT BOOK# 55 FOLIO# 37 10 DIGIT TAX # 2000010687 DEED REF. # 23100 / 00335



SITE VICINITY MAP
 MAP IS NOT TO SCALE

ZONING MAP # 049 C3
 SITE ZONED: RC 5
 ELECTION DISTRICT: 4
 COUNCIL DISTRICT: 2
 LOT AREA ACREAGE: 1.76
 OR SQUARE FEET: ~~7700~~ 76665.6
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
 VIOLATION CASE INFO: ENCLOSED
 CASE # 0133626
 DWELLING FOUNDATION
 ENCLOSED AREA: 5500 SQ. FEET

TENNIS COURT AREA: 2808 SQ. FEET

#2014-0062-A *B3*

