

IN RE: PETITION FOR ADMIN. VARIANCE *
(3512 Blue Coat Road)
11th Election District *
5th Council District *
Hamid and Maryam Esfandiari *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2014-0122-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Hamid and Maryam Esfandiari. The Petitioners are requesting Variance relief from §1B01.2.C.4 (1970 B.C.Z.R. & Zoning Policies, Page 1B-16) of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To approve two (2) additions onto the sides of the dwelling, with a side yard setback of 4 ft. and 6 ft. and a sum of 10 ft., and with a 5 ft. front and a 10 ft. rear yard setback, in lieu of the required 10 ft. minimum side yard and a sum side yard of 25 ft. and a 30 ft. front and a 30 ft. rear yard setback, respectively; and (2) To amend the 1st amended Final Development Plan (FDP) of Harmony Hills for Lot #15 only. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from an adjacent neighbor, Mary S. Ficek, 3510 Blue Coat Road, who had no objection to Petitioners' request.

ORDER RECEIVED FOR FILING

Date 12/30/13

By Den

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 1, 2013, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 30th day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §1B01.2.C.4 (1970 B.C.Z.R. & Zoning Policies, Page 1B-16) of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To approve two (2) additions onto the sides of the dwelling, with a side yard setback of 4 ft. and 6 ft. and a sum of 10 ft., and with a 5 ft. front and a 10 ft. rear yard setback, in lieu of the required 10 ft. minimum side yard and a sum side yard of 25 ft. and a 30 ft. front and a 30 ft. rear yard setback, respectively; and (2) To amend the 1st amended Final Development Plan (FDP) of Harmony Hills for Lot #15 only, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

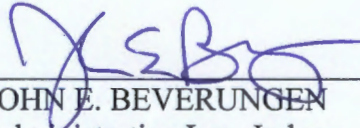
Date 12/30/13

2 By sen

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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:dlw

ORDER RECEIVED FOR FILING

Date 12/30/13

3 By den

KEVIN KAMENETZ
County Executive



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

December 30, 2013

Hamid Esfandiari
Maryam Esfandiari
3512 Blue Coat Road
Nottingham, Maryland 21236

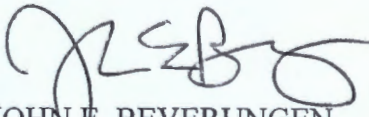
RE: Petition for Administrative Variance
Case No. 2014-0122-A
Property: 3512 Blue Coat Road

Dear Mr. and Mrs. Esfandiari:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Mary S. Ficek, 3510 Blue Coat Road, Nottingham, MD 21236



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3512 Blue coat Rd which is presently zoned DR 3.5/3.5

Deed Reference 27052/0026 10 Digit Tax Account # 19 0000 6436

Property Owner(s) Printed Name(s) Hamid Esfandiar, and Maryam Esfandiar

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

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) 1B01.2.C.4 (1970 BCZR & Zoning Policies, Page 1B-16) to approve two(2) additions onto the sides of the dwelling, with a side yard setback of 4 and 6 feet and a sum of 10 feet, and with a 5 feet front and a 10 feet rear yard setback, in lieu of the required a 10 feet minimum side yard and a sum side yard of 25 feet, and a 30 feet front and a 30 feet rear yard setback respectively; and, to amend the 1st amended Final Development Plan of Harmony Hills for Lot # 15 only.
- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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

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

Legal Owner(s) Affirmation: I / we do so solemnly 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:

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

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this 12/30/13 day of Dec, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2014-0122-A

Filing Date 11/19/13

Estimated Posting Date 12/01/13

Reviewer AT

~12/16/13

Rev 10/12/11

ZONING DESCRIPTION FOR 3512 BLUE COAT ROAD

Beginning at a point on the southwest side of Blue Coat Road, which has a 50-foot right of way, at the distance of 230 feet northwest of the centerline of the nearest improved intersecting street High Button Court, which also has a 50-foot right of way. Being Lot #15, Section #2, in the subdivision of Harmony Hills as recorded in Baltimore County Plat Book #59, Folio #107, containing 10,105 square feet. Located in the 11th Election District and 5th Councilmanic District.

2014-0152-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2014- 0122 -A Address 3512 Blue Coat Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/19/2013 Posting Date: 12/01/13 Closing Date: 12/16/13

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2014- 0122 -A Address 3512 Blue Coat Road

Petitioner's Name Hamid Esfandiari Telephone 443-813-0750

Posting Date: 12/01/2013 Closing Date: 12/16/2013

Wording for Sign: To Permit two(2) additions onto the sides of the dwelling, with a side yard setback of 4 and 6 feet and a sum of 10 feet, and with a 5 feet front and a 10 feet rear yard setback, in lieu of the required a 10 feet minimum side yard and a sum side yard of 25 feet, and a 30 feet front and a 30 feet rear yard setback respectively; and, to amend the 1st amended Final Development Plan of Harmony Hills for Lot # 15 only.

Revised 7/06/11

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

No. **105031**
 Date: **11/19/13**

PAID RECEIPT

BUSINESS ACTUAL TIME REM

11/20/2013 11:17:2013 10:02:41 2

1502 WALKIN DEVA TEL

RECEIPT # 856427 11/19/2013 GFLN

Dep: 5 528 JORDAN VERT LOCATION

105031

Receipt 1st 1150.00

1.06 1150.00 06

Baltimore County, MD 21201

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$150

Total: **\$150**

Rec From: **HAMID ESFANDIARI**

For: **3312 BLUE COAT RD.,**

2014-0122-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0122-A

PETITIONER/DEVELOPER _____

HAMID ESFANDIALI

DATE OF HEARING/CLOSING: _____

12/16/13

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

RECEIVED

DEC 27 2013

OFFICE OF ADMINISTRATIVE HEARINGS

ATTENTION:

LADIES AND GENTLEMEN:

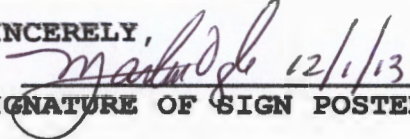
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

3512 BLUE COAT ROAD

THIS SIGN(S) WERE POSTED ON _____

December 1, 2013
(MONTH, DAY, YEAR)

SINCERELY,

 12/1/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2014-0122-A

TO PERMIT TWO (2) ADDITIONS ONTO THE SIDES OF THE DWELLING, WITH A
SIDE YARD SETBACK OF 4 AND 6 FEET AND A SUM OF 10 FEET, AND A 5 FEET
FRONT AND A 10 FEET REAR YARD SETBACK, IN LIEU OF THE REQUIRED A 10
FEET MINIMUM SIDE YARD AND SUM SIDE YARD OF 20 FEET, AND A 30 FEET
FRONT AND A 30 FEET REAR YARD SETBACK RESPECTIVELY; AND, TO AMEND
THE 1ST AMENDED FINAL DEVELOPMENT PLAN OF HARMONY HILLS
LOT #16 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 28-117(b)(1) BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED
IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 P.M. ON
MONDAY, DECEMBER 16, 2013
ADDITIONAL INFORMATION IS AVAILABLE AT ZONING
ADMINISTRATION AND DEVELOPMENT MANAGEMENT LOCATED
AT 111 W. CHESAPEAKE AVE. TOWSON MD. 21204
TEL. 410-887-3391

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

MEETING IS HANDICAP ACCESSIBLE

RECEIVED

DEC 27 2013

OFFICE OF ADMINISTRATIVE HEARINGS

mgallegre 12/1/13

MEMORANDUM

DATE: January 30, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0122-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 29, 2014. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NO</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-27</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
<u>11-17</u>	ADJACENT PROPERTY OWNERS <u>Mary Fick, 3510 Blue Coat Rd., 21236</u>	<u>No objection</u>
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING <u>Missing 12/20</u>	Date: <u>12-1</u>	by <u>Ogle</u>
<u>12/20 1:32 PM Deb Sp. to Mr. Esfandiari to obtain sign posting. Received 12-27 hand deliver by Ogle. Gave phone # for Ogle's office.</u>		
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

December 17, 2013

Hamid & Maryam Esfandiari
3512 Blue Coat Road
Nottingham MD 21236

RE: Case Number: 2014-0122 A, Address: 3512 Blue Coat Road

Dear Mr. & Ms. Esfandiari:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For December 2, 2013
Item No. 2014- 0120, 0121, 0122, 0123, 0124 and 0125

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\ZAC12022013 -.doc

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



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

Date: 11/27/13

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

RE: Baltimore County
Item No 2014-0122-A
Administrative Variance
Hamid & Maryam Estandiar
3512 Blue Coat 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. 2014-0122-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,

fa 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

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1900006436		
Owner Information		
Owner Name:	ESFANDIARI HAMID ESFANDIARI MARYAM	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	3512 BLUE COAT RD NOTTINGHAM MD 21236-4739	Deed Reference: 1) /27052/ 00026 2)
Location & Structure Information		
Premises Address:	3512 BLUE COAT RD NOTTINGHAM 21236-4739	Legal Description: .2319 AC 3512 BLUE COAT RD HARMONY HILLS
Map: 0071	Grid: 0006	Parcel: 1442
Sub District:	Subdivision: 0000	Section: 2
Block:	Lot: 15	Assessment Year: 2012
Plat No:	Plat Ref: 0059/ 0107	
Special Tax Areas:	Town: NONE	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1983	1,520 SF	420 SF
Property Land Area	County Use	
10,105 SF	04	
Stories	Basement	Type
2.000000	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
SIDING	2 full/ 1 half	
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	98,500	98,500
Improvements	148,400	102,900
Total:	246,900	201,400
Preferential Land:	0	0
Transfer Information		
Seller: ESFANDIARI HAMID	Date: 06/03/2008	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /27052/ 00026	Deed2:
Seller: MTGLQ INVESTORS LP	Date: 01/07/2008	Price: \$235,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26551/ 00118	Deed2:
Seller: FONGHEISER GREGORY J	Date: 09/05/2007	Price: \$275,000
Type: NON-ARMS LENGTH OTHER	Deed1: /26125/ 00570	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: Approved 04/29/2008		

Baltimore County

[New Search](#)District: **11** Account Number: **1900006436**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



☒ Loading... Please Wait. Loading... Please Wait.

->

Mary Ficek

From: Mary Ficek <mary686@comcast.net>
Sent: Sunday, November 17, 2013 4:14 PM
To: Hamid & Maryam Esfandiari
Subject: variance

To whom it may concern,
11/17/13

My neighbor Hamid and Maryam Esfandiari have shown me their outdoor plans including the exact location -for an addition and garage.

I am totally fine with the building on his property in relationship to mine.

We share a driveway. They live on 3512 and myself on 3510 Blue Coat Road, Nottingham, MD 21236.

Mary Ficek
3510 Blue Coat Road
Nottingham, MD 21236
443 858-2761

Mary S Ficek

Mary S Ficek

2014-0122-A

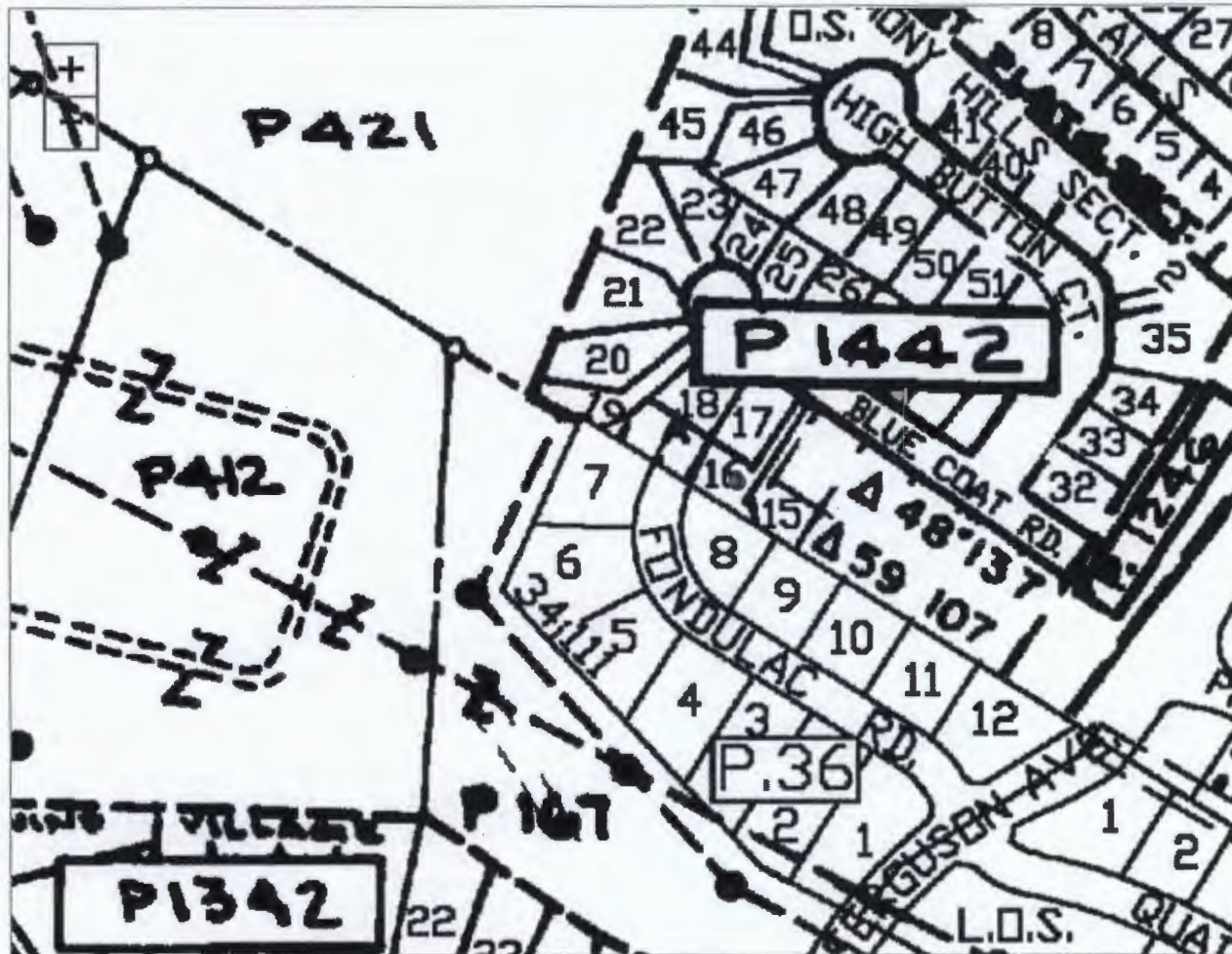
Real Property Data Search (w1)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 11 Account Number - 1900006437		
Owner Information		
Owner Name:	FICEK MARY S	Use: RESIDENTIAL
		Principal Residence: YES
Mailing Address:	3510 BLUE COAT RD BALTIMORE MD 21236-4739	Deed Reference: 1) /31688/ 00460 2)
Location & Structure Information		
Premises Address:	3510 BLUE COAT RD 0-0000	Legal Description: .2393 AC 3510 BLUE COAT RD HARMONY HILLS
Map:	Grid:	Parcel:
0071	0006	1442
Sub District:	Subdivision:	Section:
	0000	2
Block:	Lot:	Assessment Year:
	16	2012
Plat No:	Plat Ref: 0059/ 0107	
	NONE	
Special Tax Areas:		
Town:		
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1983	1,222 SF	750 SF
Property Land Area	County Use	
10,424 SF	04	
Stories	Basement	Type
1.000000	YES	SPLIT FOYER
Exterior	Full/Half Bath	Garage
SIDING	2 full	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	94,600	94,500
Improvements	178,800	110,800
Total:	273,400	205,300
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2013	07/01/2014
	205,300	205,300
Transfer Information		
Seller: MOCK MARY S	Date: 02/07/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /31688/ 00460	Deed2:
Seller: MOCK LAWRENCE E	Date: 11/17/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28877/ 00243	Deed2:
Seller: MOCK MARY S	Date: 11/17/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /13300/ 00416	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: Approved 12/21/2011		

Baltimore County

[New Search](#)District: **11** Account Number: **1900006437**

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Property maps provided courtesy of the Maryland Department of Planning ©2011.

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

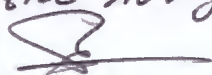


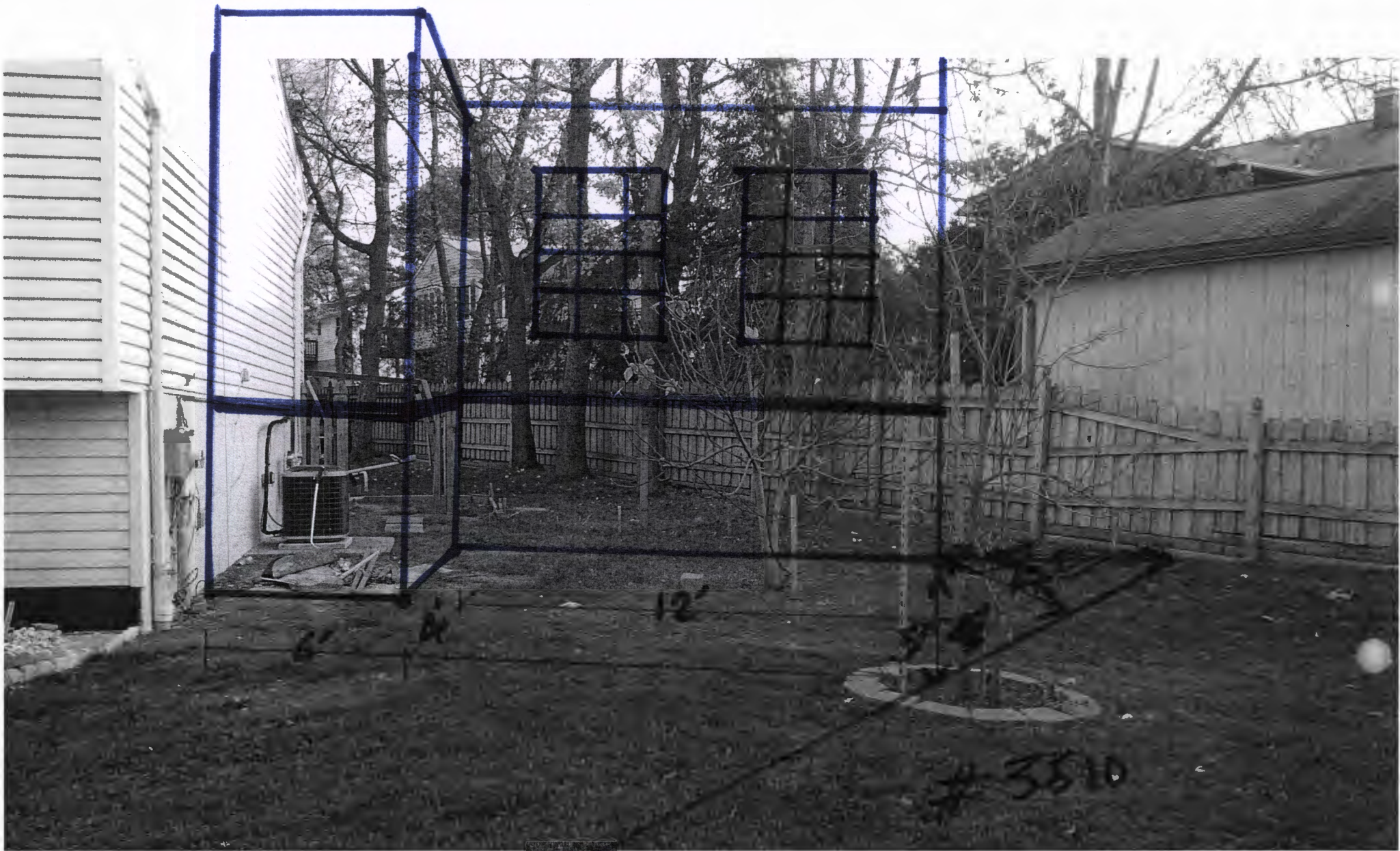
☒ Loading... Please Wait. Loading... Please Wait.

-->

3512 - South - East Driveway



I would be more than happy to plant couple of trees and shrubs to cover the siding of my new garage if the necessary.
Harold Estondiani  2014-0122-A



2014-0122-A



2014-0122-A



2014-0122-A



2014-0122-A



2014-0122-A



2014-0122-A

Affidavit in Support of Administrative Variance

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

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 3512 Blue Coat Rd. Nottingham MD 21236
Print or Type Address of property City State Zip Code

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

Our house is situated on an awkward shaped lot, and the way the house has been build in diagonal there is no other way for us to add any additional building.
We also have a full-time baby-sitter that lives with us, our girls share a room so as they are getting older they would like to have their own room. Our rooms are also very small. We currently can't sell our house due to market and if we sold our house we would lose money since we have done some of upgrades.
We also like to add a garage because in the winter time it's getting harder to clean the car off and since I work at the hospital we never close so I go in the snow all the time.

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

Hamid
Signature of Affiant

Hamid Estandiari
Name- Print or Type

Maryam Estandiari
Signature of Affiant

Maryam Estandiari
Name- Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of November, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

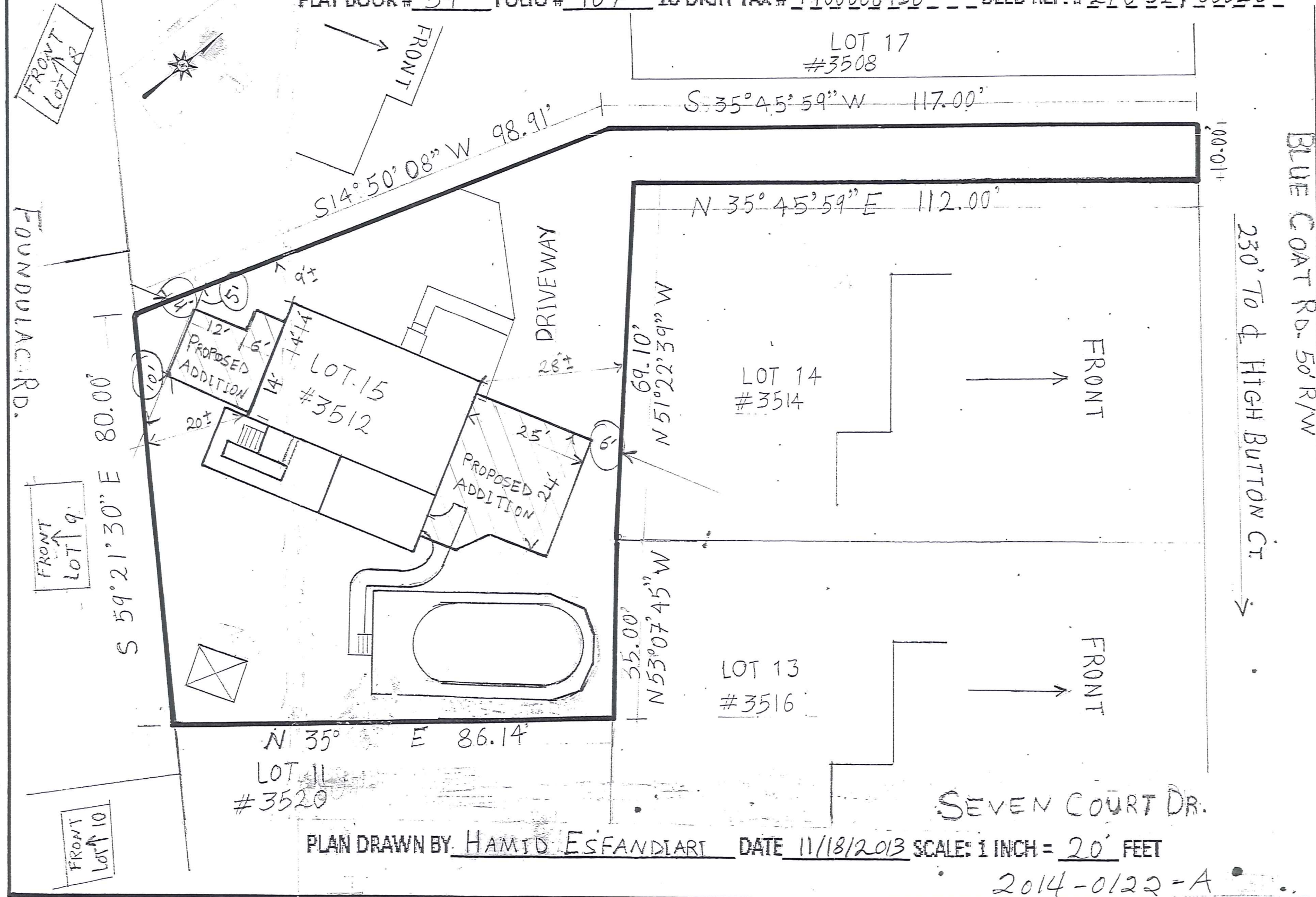
Hamid & Maryam Estandiari
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

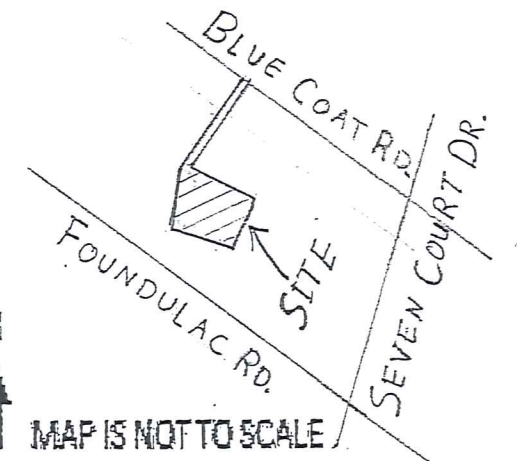
Regina H. Hoffman
Notary Public
2/28/16
My Commission Expires

COORDINATES			
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195	4163013 35189.57	204	4196002 34972.

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 3512 BLUE COAT RD. OWNER(S) NAME(S) HAMID + MARYAM ESFANDIARI
SUBDIVISION NAME HARMONY HILLS LOT # 15 BLOCK # _____ SECTION # _____
PLAT BOOK # 59 FOLIO # 107 10 DIGIT TAX # 1900006436 DEED REF. # 27052/00026



SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 071C1

SITE ZONED DR 3.5/5.5

ELECTION DISTRICT 11+h

COUNCIL DISTRICT 5+h

LOT AREA ACREAGE 0.2319

OR SQUARE FEET 10,105

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC ☒ PRIVATE _____

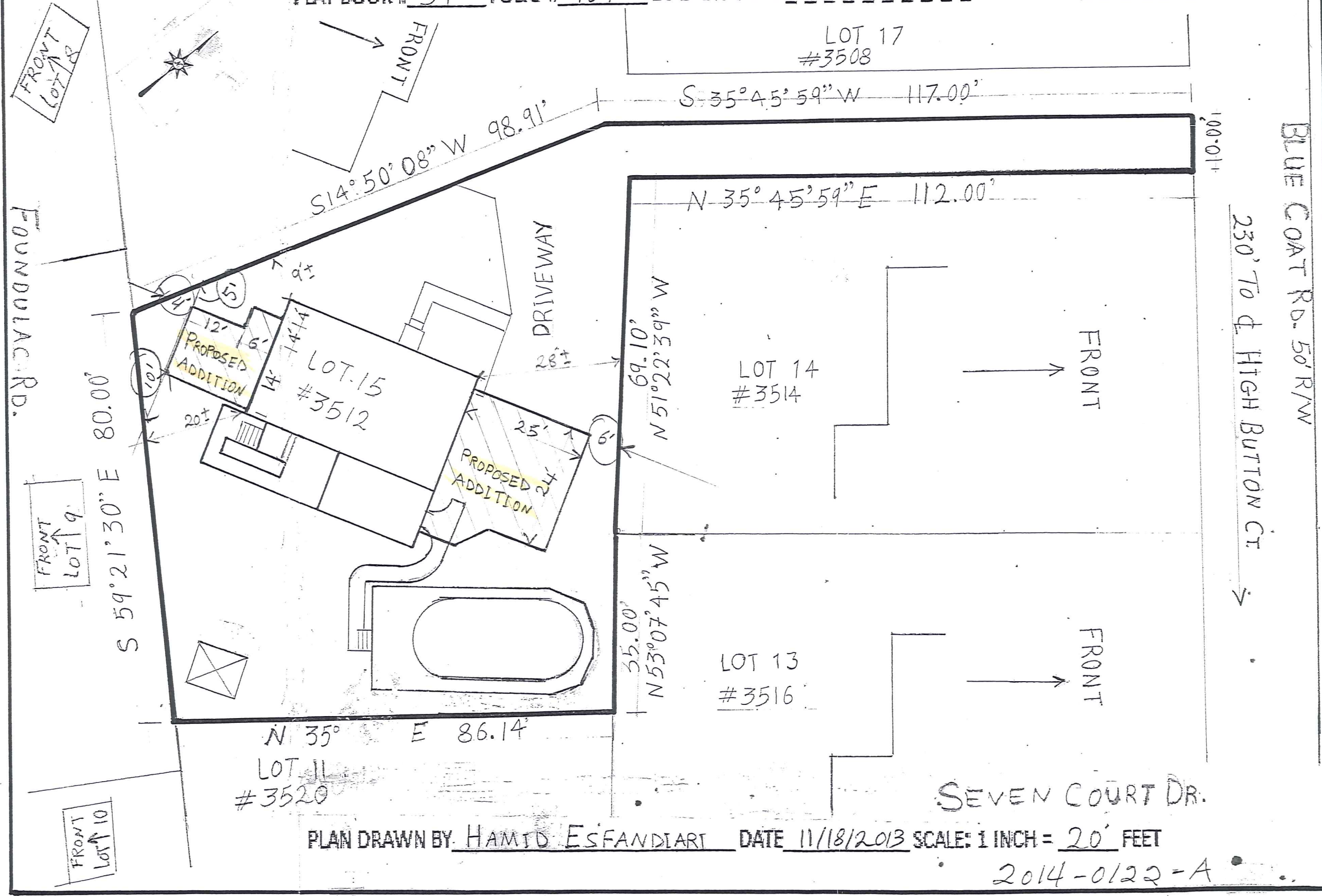
SEWER IS:
PUBLIC ☒ PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

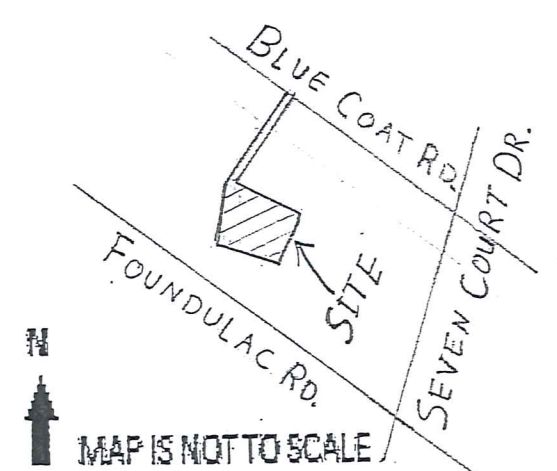
VIOLATION CASE INFO:
NONE

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 3512 BLUE COAT RD. OWNER(S) NAME(S) HAMID + MARYAM ESFANDIARI
 SUBDIVISION NAME HARMONY HILLS LOT # 15 BLOCK # _____ SECTION # _____
 PLAT BOOK # 59 FOLIO # 107 10 DIGIT TAX # 1900006436 DEED REF. # 27052100026



PLAN DRAWN BY HAMID ESFANDIARI DATE 11/18/2013 SCALE: 1 INCH = 20' FEET
 2014-0122-A

SITE VICINITY MAP



ZONING MAP# 071C1
 SITE ZONED DR 3.5/5.5
 ELECTION DISTRICT 11+h
 COUNCIL DISTRICT 5+h
 LOT AREA ACREAGE 0.2319
 OR SQUARE FEET 10,105
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
NONE

VIOLATION CASE INFO:
NONE

Pet.
 exch.
 1