

IN RE: PETITION FOR VARIANCE
(1333 Dillon Heights Avenue)
1st Election District
1st Councilman District
Tariq & Donna Khan
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0128-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Bernadette Moskunas, on behalf of Tariq & Donna Khan, the legal owners of the subject property. The Petitioners are requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport/addition open on 2 sides with a side yard setback of 4.3 ft. in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Tariq Khan and Bernadette Moskunas from Site Rite Surveying, who is assisting the Petitioners with the process. The file reveals that the Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition.

The only Zoning Advisory Committee (ZAC) comment received was from the Bureau of Development Plans Review (DPR) dated December 18, 2013. In that comment, Mr. Kennedy noted that a drainage and utility easement was identified on the property yet was never conveyed to Baltimore County. Mr. Kennedy indicated the easement was not needed by the County; as

ORDER RECEIVED FOR FILING

Date 1/13/14

By Sen

such, DPR did not object to the relief.

Testimony and evidence revealed that the subject property is approximately 7,274.5 square feet and is zoned DR 5.5. The Petitioners began construction of an attached carport (open on two sides), but were told by county inspectors that variance relief was needed. The enforcement case was held in abeyance, and this Petition was filed seeking relief from the 10 foot side yard setback requirement of the DR 5.5 zone.

Based upon the testimony and evidence presented, I will grant the petition for variance.

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).

Petitioners have met this test. As shown on the site plan, the property is of irregular dimensions, and it is therefore unique.

If the B.C.Z.R. were strictly interpreted, the Petitioners would indeed suffer a practical difficulty, given they would be unable to construct the carport/addition. 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 community and/or county agency opposition.

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

THEREFORE, IT IS ORDERED, this 13th day of January, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a carport/addition

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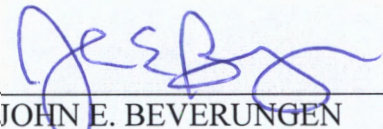
Date 1/13/14
By sen

open on 2 sides with a side yard setback of 4.3 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for 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:sln

ORDER RECEIVED FOR FILING

Date 1/13/14

By sln

KEVIN KAMENETZ
County Executive



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

January 13, 2014

Bernadette Moskunas
200 E. Joppa Road
Room 101
Towson, Maryland 21286

RE: Petition for Variance
Property: 1333 Dillon Heights Avenue
Case No.: 2014-0128-A

Dear Mrs. Moskunas:

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:slh
Enclosure



PETITION FOR ZONING HEARING(S)

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

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

Address # 1333 Dillon Heights Avenue which is presently zoned D.P. 5.5
 Deed References: 25380/30 10 Digit Tax Account # 2200008292
 Property Owner(s) Printed Name(s) Tariq Khan and Donna Khan

(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: 1B02.3.C.1

To permit a car port/addition open on 2 sides in with a side yard setback of 4.3 feet in lieu of the required 10 feet.

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

"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):

TARIQ KHAN, DONNA KHAN
 Name #1 Type or Print Name #2 - Type or Print
Tariq Khan, Donna Khan
 Signature #1 Signature #2
1331 Dillon Heights Avenue Balto. MD
 Mailing Address City State
21244, 443-857-4491,
 Zip Code Telephone # Email Address

Representative to be contacted:

Bernadette Moskunas / Site Rate Surveying
 Name - Type or Print
Bernadette Moskunas
 Signature
200 E. Joppa Road Rm 101 Towson, MD
 Mailing Address City State
21286, 410 828 9060, siteinfo@aol.com
 Zip Code Telephone # Email Address

CASE NUMBER 2014-0128-A Filing Date 11/27/2013 Do Not Schedule Dates: _____ Reviewer [Signature]

ZONING PROPERTY DESCRIPTION FOR #1333 DILLON HEIGHTS AVENUE

BEGINNING at a point on the southeast side of Dillon Heights Avenue which is 50 feet wide at the distance of 570 feet northeast of the centerline of Woodbridge Road which is 50 feet wide.

Being Lot No. 1 in the Minor Subdivision of the "Vance Property" as recorded in the Baltimore County Land Records Liber No. 8798, folio No. 230, containing 0.1670 acres of land, more or less. Said Minor Subdivision was approved February 13, 1991 by the Department of Environmental Protection and Resource Management. Located in the 1st Election District and 1st Council District.

**Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175**

**Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060**



2014-0128-A

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0128-A
Petitioner: Tariq Khan
Address or Location: #1333 Dillon Heights Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tariq Khan
Address: 1331 Dillon Heights Avenue
Baltimore, MD 21244
Telephone Number: 443-857-1491

To permit a car port/addition open on 2 sides in with a side yard setback of 4.3 feet in lieu of the required 10 feet.

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

No. **107004**

Date: **11/27/2013**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/27/2013 11/27/2013 10:45:33 8

REG 604 WALKIN SHIL 24H
 RECEIPT # 403794 11/27/2013 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						75.00

5 528 ZONING VERIFICATION

CR NO. 107004

Recpt Tot \$75.00
 \$75.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **75.00**

Rec From: **Construction Solutions**
 For: **1333 Dillon Heights Ave**

2014-0178-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0128-A

PETITIONER/DEVELOPER _____

SITE SITE SURVEYING

DATE OF HEARING/CLOSING: _____

1/10/14

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

ATTENTION:

LADIES AND GENTLEMEN:

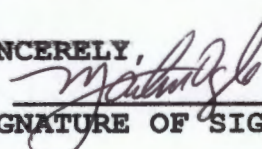
THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

1333 DILLON HEIGHTS AVE

THIS SIGN(S) WERE POSTED ON _____

December 21, 2013
(MONTH, DAY, YEAR)

SINCERELY,

 12/21/13
SIGNATURE OF SIGN POSTER AND DATE:

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

ZONING NOTICE

CASE # 2014-0128-A

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

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

DATE AND TIME: FRIDAY, JANUARY 10, 2014
AT 10:00 A.M.

REQUEST:

VARIANCE TO PERMIT A CAR PORT/ADDITIONAL OPEN
ON 2 SIDES IN WITH A SIDE YARD SETBACK OF 43
FEET IN LIEU OF THE REQUIRED 10 FEET

PROTECTIONS FOR THE WEATHER AND OTHER CLIPPING ARE SOMETIMES NECESSARY
TO COVER HEARING CALL OR NOT TO

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

MEETING IS HANDICAP ACCESSIBLE

malor 12/21/13



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

December 19, 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 December 19, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2014-0128-A

1333 Dillon Heights Avenue
S/e side of Dillon Heights Avenue, 570 ft. NE of centerline of Woodbridge Road

1st Election District - 1st Councilmanic District

Legal Owner(s): Tariq & Donna Khan

Variance: to permit a car port/addition open on 2 sides in with a side yard setback of 4.3 feet in lieu of the required 10 ft.

Hearing: Friday, January 10, 2014 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.

12/258 December 19

962567

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 19, 2013 Issue - Jeffersonian

Please forward billing to:

Tariq Khan
1331 Dillon Heights Avenue
Baltimore, MD 21244

443-857-1491

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: 2014-0128-A

1333 Dillon Heights Avenue

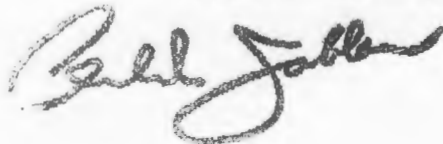
S/e side of Dillon Heights Avenue, 570 ft. NE of centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Tariq & Donna Khan

Variance to permit a car port/addition open on 2 sides in with a side yard setback of 4.3 feet in lieu of the required 10 feet.

Hearing: Friday, January 10, 2014 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.



KEVIN KAMENETZ
County Executive

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

December 12, 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: 2014-0128-A

1333 Dillon Heights Avenue

S/e side of Dillon Heights Avenue, 570 ft. NE of centerline of Woodbridge Road

1st Election District – 1st Councilmanic District

Legal Owners: Tariq & Donna Khan

Variance to permit a car port/addition open on 2 sides in with a side yard setback of 4.3 feet in lieu of the required 10 feet.

Hearing: Friday, January 10, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Khan, 1331 Dillon Heights Avenue, Baltimore 21244
Bernadette Moskunus, 200 E. Joppa Rd., Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 21, 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.

M E M O R A N D U M

DATE: February 14, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0128-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 12, 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1333 Dillon Heights Avenue; SE/S of Dillon
Heights Avenue, 570' NE c/line Woodbridge Rd* OF ADMINISTRATIVE
1st Election and 1st Councilmanic Districts
Legal Owner(s): Tariq & Donna Khan * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2014-128-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

DEC 18 2013

fl

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of December, 2013, a copy of the foregoing Entry of Appearance was mailed to Bernadette Moskunus, Site Rite Surveying, 200 East Joppa Road, Room 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014- 0128-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

12/18/13

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

C

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

FIRE DEPARTMENT

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

12/12/13

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. 137917)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 12/19/13

SIGN POSTING Date: 12/21/13 by Ogle

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

January 8, 2014

Tariq & Donna Khan
1331 Dillon Heights Avenue
Baltimore MD 21244

RE: Case Number: 2014-0128 A, Address: 1333 Dillon Heights Avenue

Dear Mr. & Ms. Khan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 27, 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
Bernadette Moskunus, Site Rite Surveying, 200 E. Joppa Road, Room 101, Towson MD 21286

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



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

Date: 12/12/13

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

RE: Baltimore County
Item No 2014-0128-A
Variance
Tariq & Donna Khan
1333 Dillon Heights Avenue

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. 2014-0128-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/
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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 16, 2013
Item No. 2014-0128

DATE: December 18, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

The 10' drainage and utility easement shown along the northern and eastern property lines was never conveyed to the County. In fact the garage existed in its current location before the easement was proposed. Since we see no need for the easement and we have no legal interest in it, we have no objection to granting the requested variance.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 14-0128-12162013.doc

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registr
Account Identifier:	District - 01 Account Number - 2200008292	
Owner Information		
Owner Name:	KHAN TARIQ BASHIR KHAN DONNA MARGARET BASHIR	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	1331 DILLON HEIGHTS AVE BALTIMORE MD 21244-1123	Deed Reference: 1) /25380/ 00030 2)
Location & Structure Information		
Premises Address:	1333 DILLON HEIGHTS AVE 0-0000	Legal Description: .1670 AC 1333 DILLON H 125 S JOHNNYC
Map: 0095	Grid: 0007	Parcel: 0269
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 1	Assessment Year: 2013
Special Tax Areas:	Town:	Ad Valorem: NONE
Primary Structure Built 1922	Above Grade Enclosed Area 2,000 SF	Finished Basement Area 7,273 SF
Stories 1.500000	Basement YES	Type STANDARD UNIT
Exterior FRAME	Full/Half Bath 2 full	Garage 1 Detached
Last Major Re		
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	85,200	64,200
Improvements	52,800	68,100
Total:	138,000	132,300
Preferential Land:	0	0
Transfer Information		
Seller: TUCKER HARVEY E,JR	Date: 03/21/2007	Price: \$136,500
Type: ARMS LENGTH IMPROVED	Deed1: /25380/ 00030	Deed2:
Seller: TUCKER HARVEY E JR/KAREN L	Date: 02/05/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /12648/ 00477	Deed2:
Seller: VANCE DONALD E,2ND	Date: 05/09/1997	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /12170/ 00234	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:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty/>)District: **01** Account Number: **2200008292**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

☒ Loading... Please

Loading... Please Wait.

-->

CASE NAME #1333 Dillon Heights Ave.
CASE NUMBER 2014-01282A
DATE 1/10/2014

[illegible]

Case No.: 2014-0128-A

Exhibit Sheet

Petitioner/Developer

Respondent

No. 1	Site plan	
No. 2	Deed - Feb. 26, 2007	
No. 3	Elevation Property Survey Drawing	
No. 4	Environ. Map	
No. 5	My Neighborhood Map	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Realty Title Company, Inc.
File No. RTC-22896NLR
Tax ID # 22-00-008292

This Deed, made this 26th day of February, 2007, by and between **TARIQ BASHIR KHAN**, GRANTOR, and **TARIQ BASHIR KHAN**, and **DONNA MARGARET BASHIR KHAN**, GRANTEES.

THIS IS AN INTER FAMILY TRANSACTION IS BETWEEN HUSBAND AND WIFE THEREBY MAKING THE CONVEYANCE EXEMPT FROM ANY AND ALL TRANSFER AND RECORDATION TAXES.

- Witnesseth -

That for and in consideration of the sum of Zero Dollars 00/100 (\$0.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said TARIQ BASHIR KHAN and DONNA MARGARET BASHIR KHAN, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot 1, containing 0.1670 acre of land, more or less, as shown on the Subdivision Plat of Vance Property, dated June 1990, which plat is recorded in the Land Records of Baltimore County, Maryland in Plat Book 8918, folio 288. The improvements thereon being known as No. 1333 Dillon Heights Avenue.

BEING THE same property which by Substitute Trustee's Deed dated FEB. 26, 2007 and recorded among the Land Records for Baltimore County, Maryland, was granted and conveyed by Keith M. Yacko, Substitute Trustee unto Tariq Bashir Kahn.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said TARIQ BASHIR KHAN and DONNA MARGARET BASHIR KHAN, as tenants by the entirety unto the survivor of them, his or her heirs and assigns, in fee simple.

And the Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

PETITIONER'S

EXHIBIT NO. 2

Lot Number: 1
 Willow SPRING, Block/Section:
 Plat Reference: Book: 8789 Page: 280
 Title of Plat: Subdivision Plat of
 Vance Property

#1326

#1328

#1330

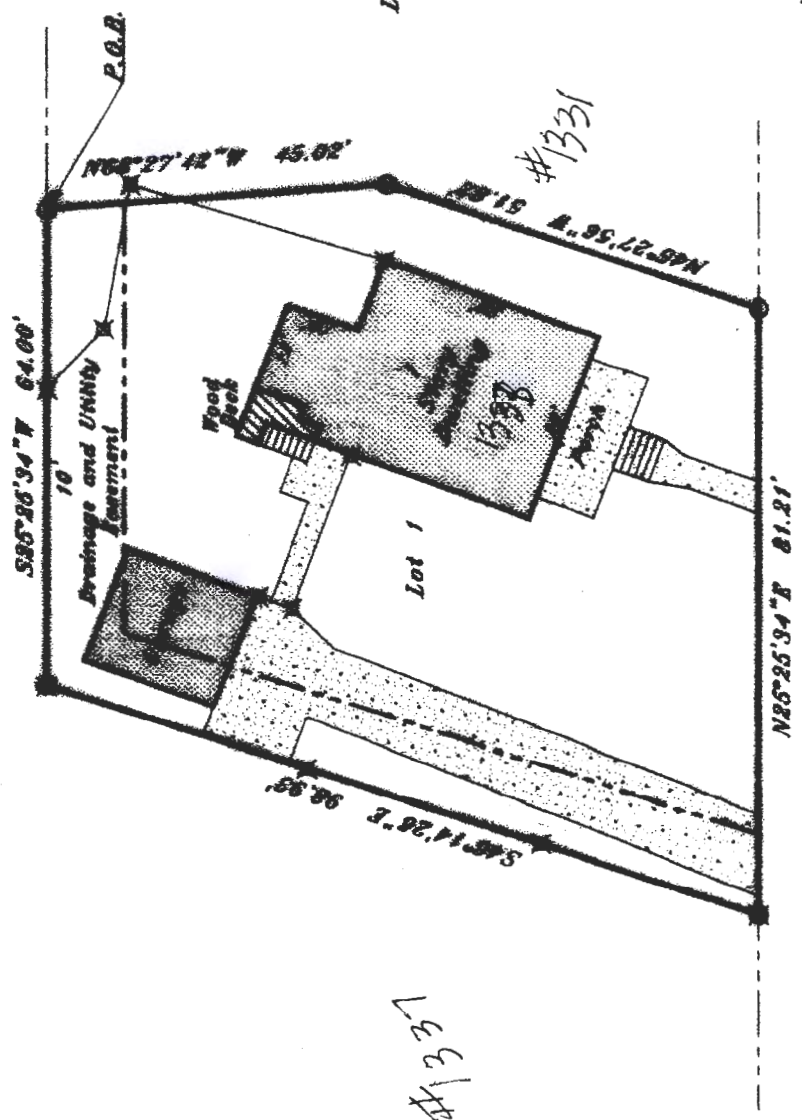
Lot 2

Lot 1

1329

#1331

2025/2/20



DILLON HEIGHTS AVENUE

#1330

PETITIONER'S

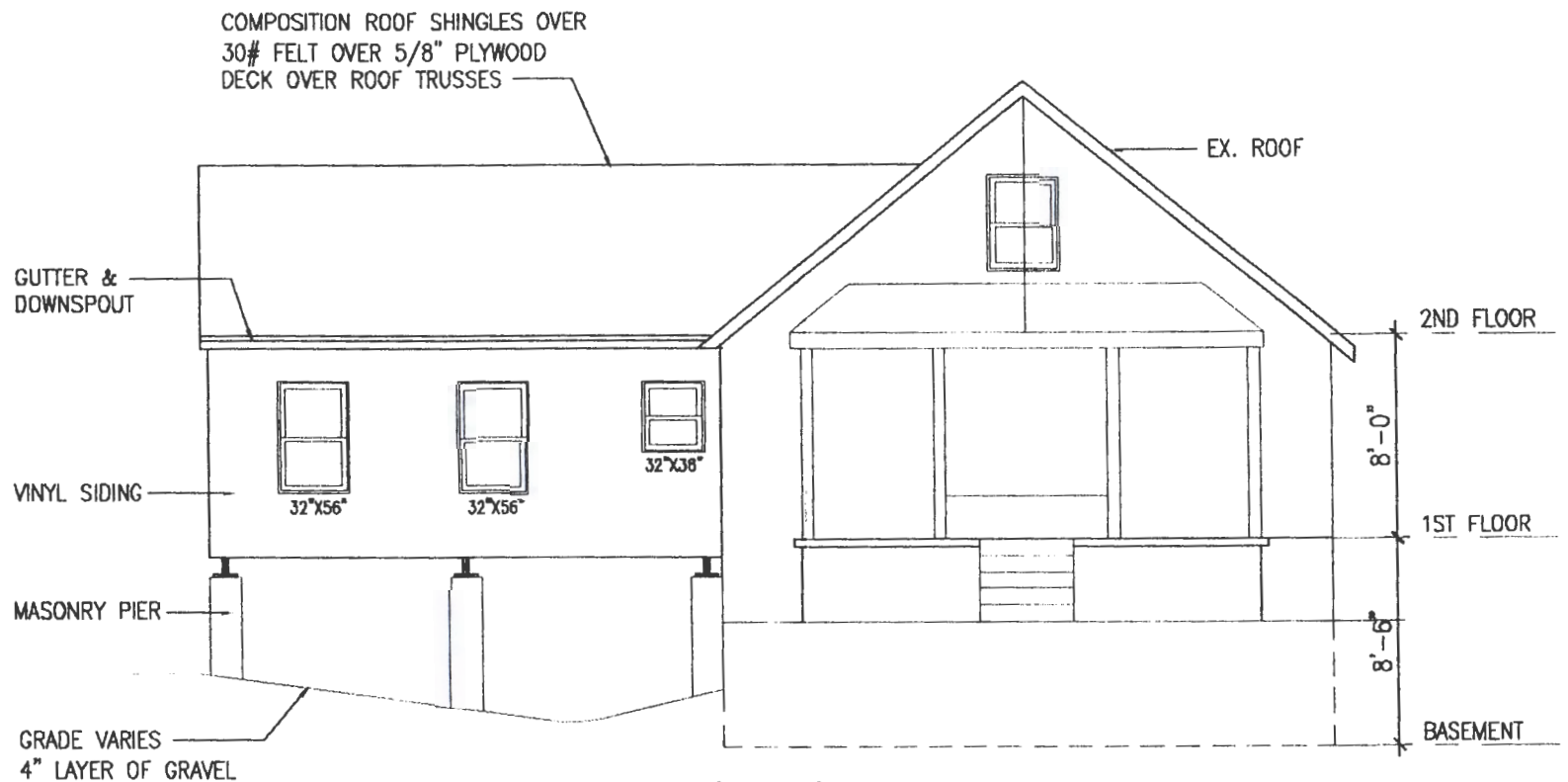
EXHIBIT NO. 3

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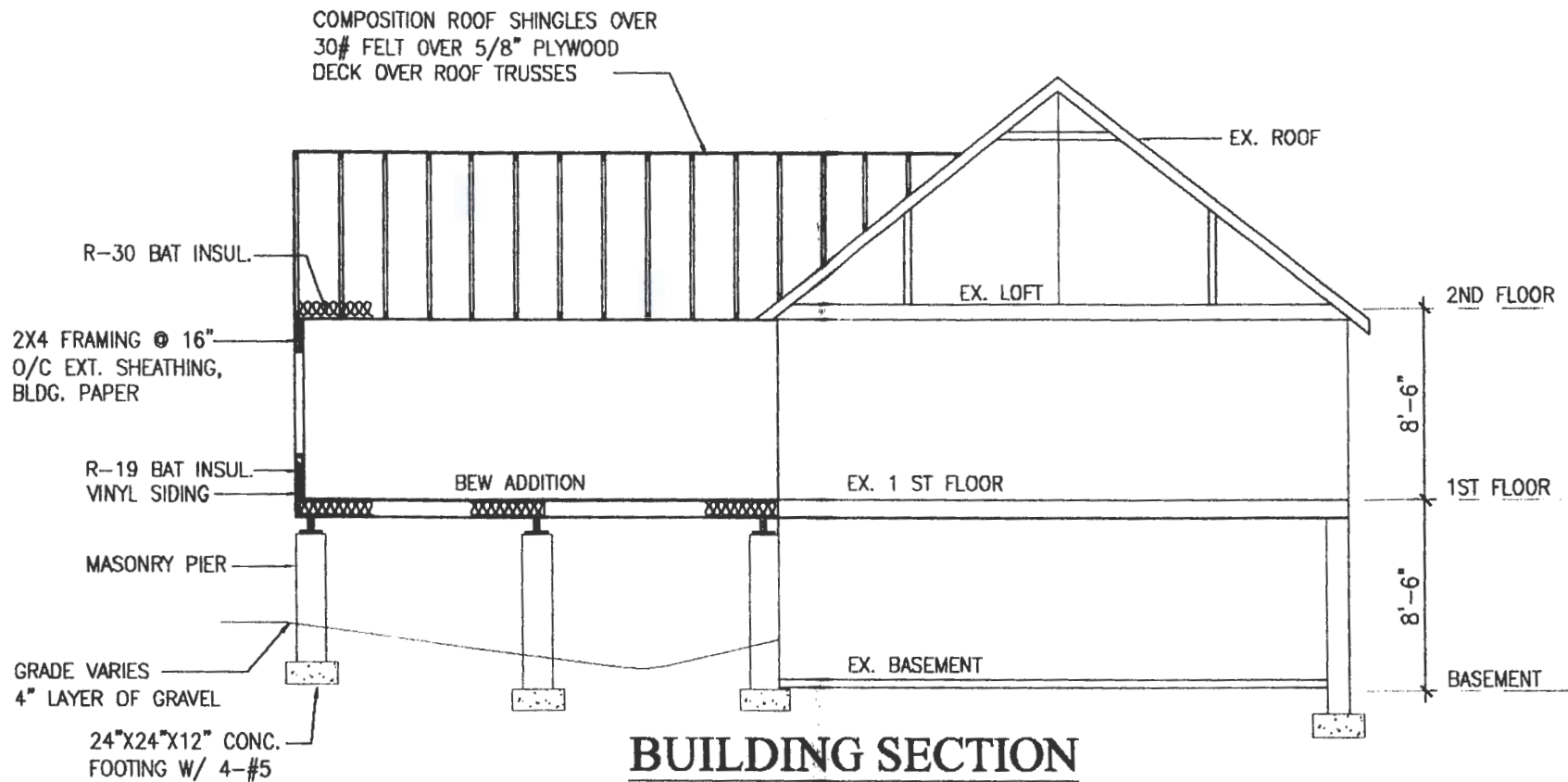
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Front Elevation

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

[Handwritten signature]

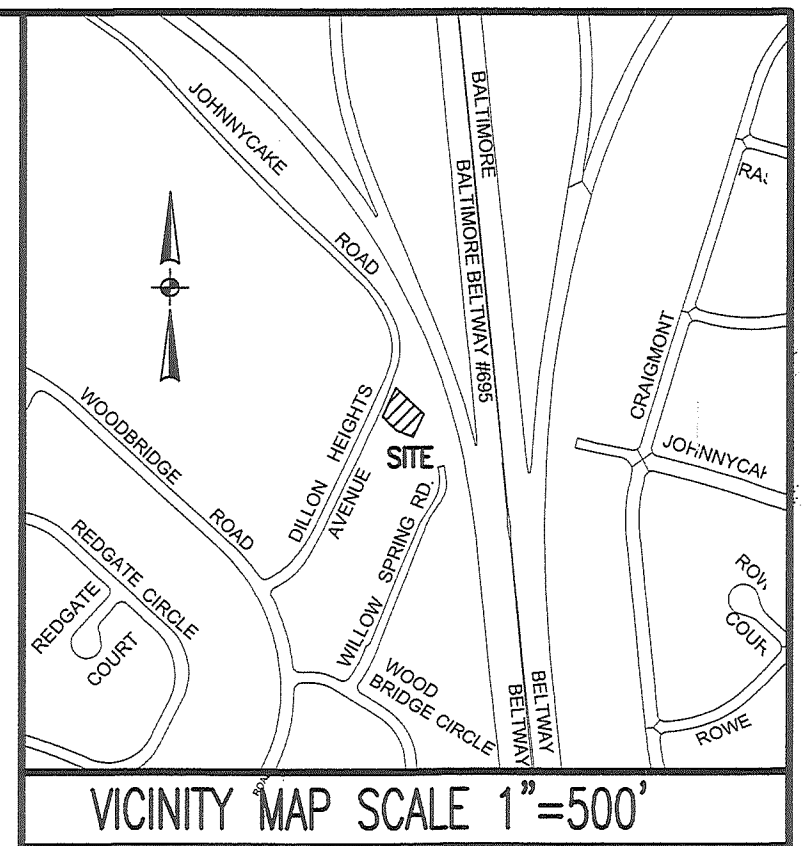


BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 8040, p. 0054, MSA_CE62_7895. Date available 03/09/2005. Printed 01/10/2014.

1695 1695



Scale: 1" = 50'



- GENERAL NOTES:**
1. Existing Zoning: D.R. 5.5 (095A2)
 2. Lot Area: 0.167 Acres/7,274.5 Sq. Ft. +/-
 3. Existing Use: Single Family Dwelling
Proposed Use: SFD with Carport (under construction) / Addition
 4. This property is not located within a 100 Year Flood Plain, Chesapeake Bay Critical or Historic Areas
 5. This property is serviced by public sewer and water
 6. There is no prior zoning history
 7. There is a Violation Notice (Case No. 137917) for an "existing addition" being built without a permit
 8. This is a lot on a Minor Subdivision that was approved by the Dept. of Environmental Protection and Resource Management on February 13, 1991

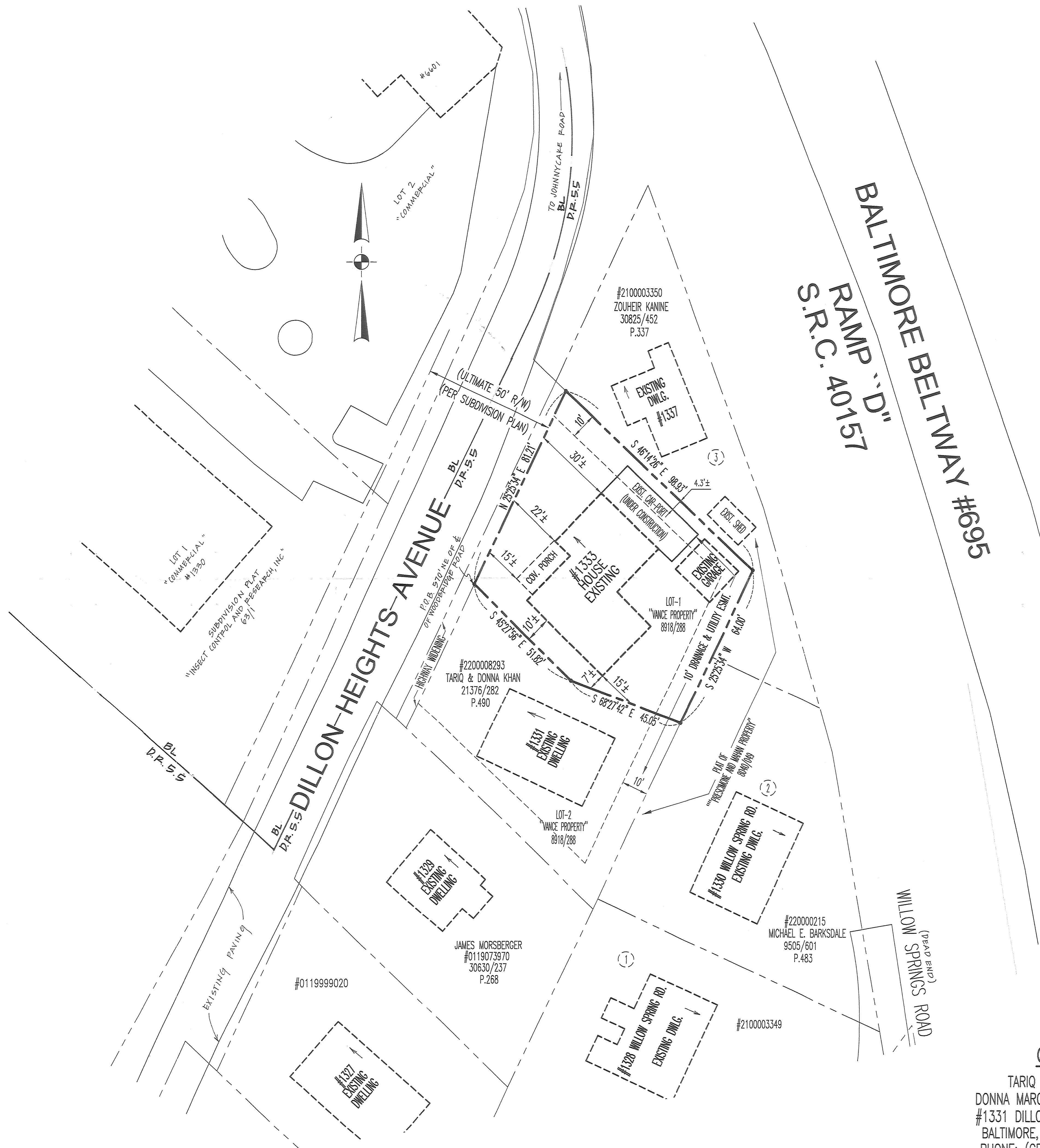
PETITIONER'S
EXHIBIT NO. 1

GRAPHICS SCALE: 1"=20'
0' 20' 40' 60'

PLAN TO ACCOMPANY A VARIANCE PETITION
#1333 DILLON HEIGHTS AVENUE
LOT-1 PLAT OF
"VANCE PROPERTY" 8918/288
MAP:95 GRID:7 PARCEL:269
DEED REFERENCE: 25380/30
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
NOVEMBER 21, 2013
SCALE: 1"=20' #10238

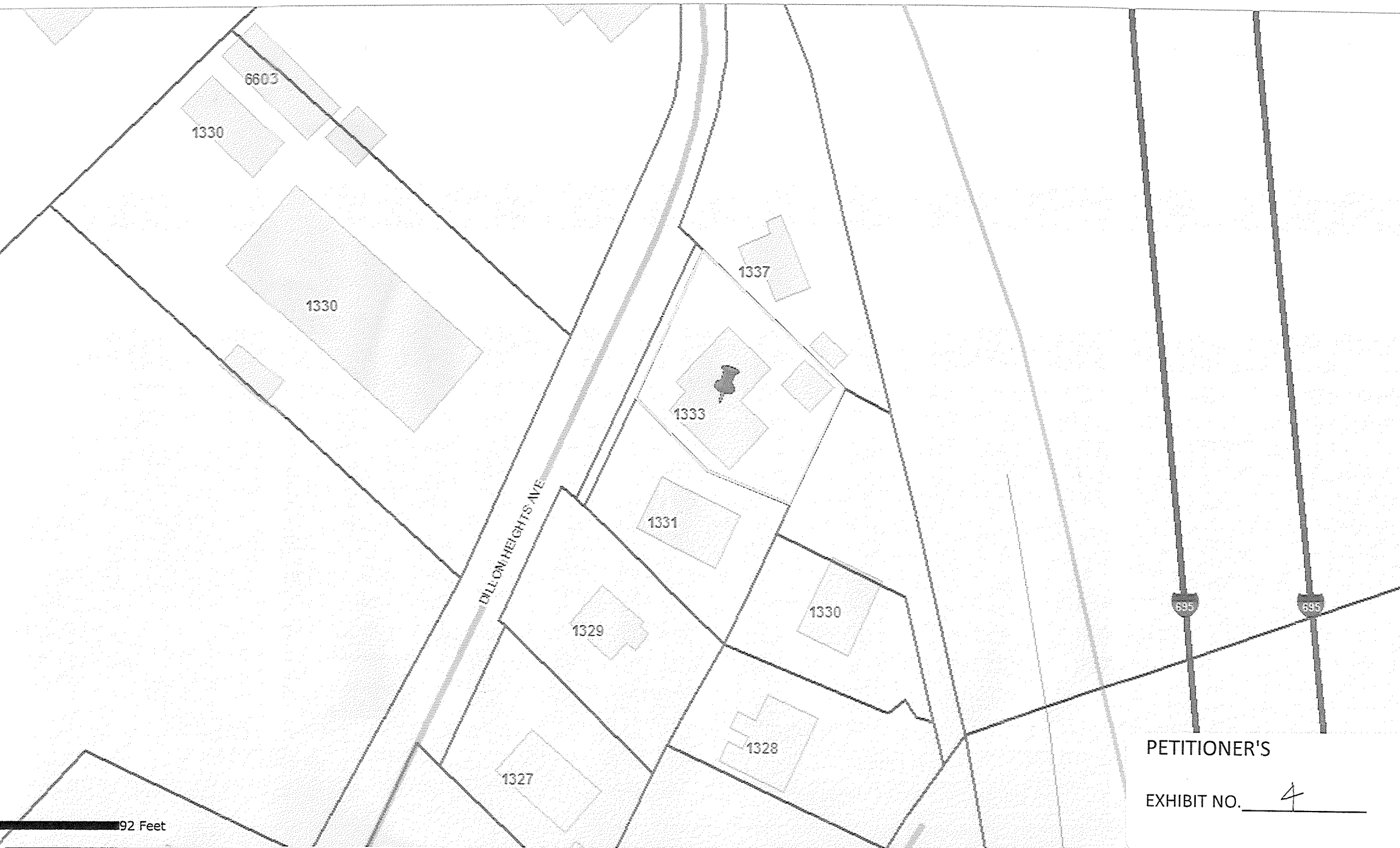
OWNER

TARIQ BASHIR KHAN
DONNA MARGARET BASHIR KHAN
#1331 DILLON HEIGHTS AVENUE
BALTIMORE, MARYLAND 21244
PHONE: (CELL) 443-857-1491



Michael Vance

SITERITE INC.
SURVEYING
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
PHONE: 410-828-9060
FAX: 410-828-9066



PETITIONER'S

EXHIBIT NO. 4

Environmental Map

Created By
Baltimore County
My Neighborhood



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Printed 1/10/2014



PETITIONER'S
EXHIBIT NO. 5



Environmental Map

Created By
Baltimore County
My Neighborhood



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