



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
September 27, 2016

Azar Namini
25 Belfast Road
Lutherville, MD 21093

Re: Spirit & Intent; zoning case #2016-0338-A; 25 Belfast Road; 8th Election District

Dear Mr. Namini:

Your recent letter to this office regarding the above referenced property was forwarded to me for reply. Based upon the information provided and my review of the available zoning records, the following has been determined.

You are requesting a modification to the site plan in Case # 2016-0338-A to increase the width an additional two feet for a proposed addition. Since the setback to the road (28 ft.) granted by the Administrative Law Judge will remain the same, your request to change the width to 14 ft. instead of 12 ft. is within the intent of the Baltimore County Zoning Regulations (BCZR) relative to said zoning case.

The foregoing is merely an informal opinion; it is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, I can be reached at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruno Rudaitis".

Bruno Rudaitis
Zoning Review

M E M O R A N D U M

DATE: September 1, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0338-A

The appeal period for the above-referenced case expired on August 31, 2016. 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(25 Belfast Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Azar Nourani Namini and Dean Alex f/k/a/	*	HEARINGS FOR
Kheyrraddin A. Alekperov		
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2016-0338-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, Azar Nourani Namini and Dean Alek f/k/a/ Kheyrraddin A. Alekperov ["Petitioners"]. The Petitioners are requesting Variance relief from § 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard addition with a front setback of 28 ft. in lieu of the required front yard average of 36 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted from any of the County reviewing agencies. However, it is to be noted that correspondence was contained in the case file indicating that Kheyrraddin A. Alekperov has changed his name to Dean Alek.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 10, 2016, 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

ORDER RECEIVED FOR FILING

Date 8-1-16

By [Signature]

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 B.C.C. and the B.C.Z.R., and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **August, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a front yard addition with a front setback of 28 ft. in lieu of the required front yard average of 36 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 8-1-16

By bw



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 Hearings for Baltimore County for the property located at:

Address 25 Belfast Rd, Lutherville, MD 21093 Currently zoned DR 5.5
 Deed Reference 23327 10455 10 Digit Tax Account # 0811 015900
 Owner(s) Printed Name(s) Azar Namini / Dean Alek

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 303.1 → To permit a front yard addition with a front setback of 28 feet in lieu of the required front yard average of 36 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Azar Namini / Dean Alek
 Name #1 – Type or Print Name #2 – Type or Print
Azar Namini / Dean Alek
 Signature #1 Signature #2
25 Belfast Rd Lutherville MD
 Mailing Address City State
21093 / 410-308-3615
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Azar Namini / Vito Migliaccio
 Name – Type or Print
Vito Migliaccio
 Signature
7709 Wind 4 Ridge Balt. MD
 Mailing Address City State
21236 / 443-726-7479
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8 day of August, 2016 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0338-A Filing Date 6/30/16 Estimated Posting Date 7/10/16 Reviewer JS

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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 25 Belfast Rd Lutherville MD 21093
Print or Type Address of property City State Zip Code

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

our Basement Leaks and The Proposed porch would
prevent some water from reaching our foundation.

In addition My Husband and I want to be able to sit
outside in enclosed space and The front yard is
optimum due to where the sun is in the evenings.

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

[Signature]
Signature of Owner (Affiant)

Azar Namini
Name- Print or Type

Dean Alek
Signature of Owner (Affiant)

Dean Alek
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 27 day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

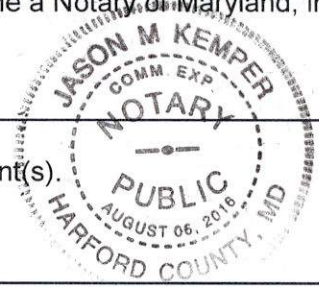
Print name(s) here: Dean Alek Azar Namini

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jason M Kemper
Notary Public

8/6/16
My Commission Expires



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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 25 Belfast Rd Lutherville MD 21093
Print or Type Address of property City State Zip Code

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

Our Basement Leaks, and The proposal porch would
Prevent Some water from reaching our foundation.
In addition my Husband and I want to be able to sit
outside in enclosed space, and the front yard is
optimum due to where the sun is in the evenings.

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

[Signature]
Signature of Owner (Affiant)

Azar Namini
Name- Print or Type

Dean Alek
Signature of Owner (Affiant)

Dean Alek
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:

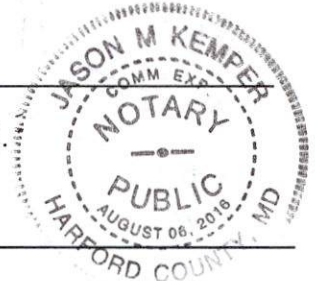
I HEREBY CERTIFY, this 27 day of June, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dean Alek Azar Namini

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Jason M Kemper
Notary Public
8/6/16
My Commission Expires





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 Hearings for Baltimore County for the property located at:

Address 25 BELFAST Rd, Lutherville, MD 21093 Currently zoned DR S.5
 Deed Reference 33327 10455 10 Digit Tax Account # 0811015900
 Owner(s) Printed Name(s) Azar Namini / Dean Alek

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR: 303.1 → To permit a front yard addition with a front setback of 28 feet in lieu of the required front yard average of 36 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

Azar Namini , Dean Alek
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] , Dean Alek
 Signature #1 Signature #2
25 BELFAST Rd Lutherville MD
 Mailing Address City State
21093 , 410-308-3615
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Date Telephone # Email Address

Representative to be contacted:

Azar Namini , Vito Migliaccio
 Name – Type or Print
[Signature] [Signature]
 Signature
7709 Windy Ridge Balto. MD
 Mailing Address City State
21236 , 443-726-7479
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 8-1-16 day of Aug that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0338-A Filing Date 6/30/16 Estimated Posting Date 7/10/16 Reviewer JS

25 Belfast Road (21093)

Property Description

South side of Belfast Road (40' r/w) at a distance of 250' east of intersection with Sweetbrier Lane (25' r/w). Known and designated as Lots Nos. 59 and 60 in Section G, on the plat of Yorkshire, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book Liber W.P.C. No. 7, folio 21.

Election District 8, Councilmatic District 3, contain 7500 square feet of land.

2016-0338-A

CERTIFICATE OF POSTING

Date: 7-10-16

RE: Case Number: 2016-0338-A

Petitioner/Developer: Azer Alami

Date of Hearing/Closing: 7-25

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 25 Belfast Rd

The signs(s) were posted on 7-10-16
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0338 -A Address 25 BELFAST RD, 21093
Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 6/30/16 Posting Date: 7/10/16 Closing Date: 7/25/16

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 2016- 0338 -A Address 25 BELFAST RD, 21093
Petitioner's Name NAMINI + ALEX Telephone 410-308-3615
Posting Date: 7/10/16 Closing Date: 7/25/16
Wording for Sign: To Permit A FRONT YARD ADDITION WITH A FRONT SETBACK OF 28 FEET
IN LIEU OF THE REQUIRED FRONT YARD AVERAGE OF 36 FEET.

Revised 7/9/15

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2016-0338-A
Property Address: 25 BELFAST RD, 21093
Property Description: _____
Legal Owners (Petitioners): AZAR NAMINI / DEAN ALEK
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: AZAR NAMINI
Company/Firm (if applicable): _____
Address: 25 BELFAST ROAD
LUTHERVILLE, MD 21093
Telephone Number: 410-308-3615

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2016-0338-A

TO PERMIT A FRONT YARD ADDITION WITH
A FRONT SETBACK OF 28 FEET IN LIEU OF
THE REQUIRED FRONT YARD OF 36 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 7/25/16.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE. TOWSON, MD 21204.



KEVIN KAMENETZ
County Executive

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

August 1, 2016

Azar Nourani Namini
Dean Alek f/k/a Kheyraddin A. Alekperov
25 Belfast Road
Lutherville-Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2016-0338-A
Property: 25 Belfast Road

Dear Petitioners:

Enclosed please find a copy of the Order 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,

A handwritten signature in black ink, appearing to read "JEB", followed by a long horizontal flourish.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Vito Migliaccio, 7709 Windy Ridge, Baltimore, MD 21236

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 26, 2016

Azar Namini & Dean Alek
25 Belfast Road
Lutherville MD 21093

RE: Case Number: 2016-0338 A, Address: 25 Belfast Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 30, 2016. 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: jaw

Enclosures

c: People's Counsel
Vito Migliaccio, 7709 Windy Ridge, Baltimore MD 21236

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 7/11/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2016-0338-A.

*Administrative Variance
Azar Namin & Deanelek
25 Belfast Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

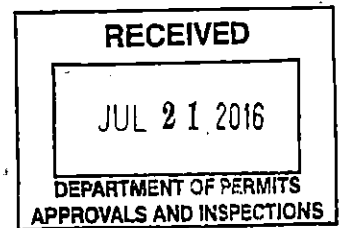
Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE



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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 18, 2016
Item No. 2016-0337, 0338, 0339, 0340 and
2017-0003

DATE: July 18, 2016

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\ZAC07182016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 11, 2016

SUBJECT: EPS Comment for Zoning Item # 2016-0338-A
Address 25 Belfast Road
(Namini & Alek Property)

Zoning Advisory Committee Meeting of **July 18, 2016.**

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

Reviewer: Steve Ford Date: 07-11-2016

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>7-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-11</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>7-10-16</u> by <u>Pilson</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0811015900			
Owner Information					
Owner Name:		NAMINI AZAR NOURANI ALEKPEROV KHEYRADDIN A		Use:	RESIDENTIAL
Mailing Address:		25 BELFAST RD LUTHERVILLE TIMONIUM MD 21093-4203		Principal Residence:	YES
				Deed Reference:	/23327/ 00455
Location & Structure Information					
Premises Address:		25 BELFAST RD 0-0000		Legal Description:	LTS 59.60 25 BELFAST RD YORKSHIRE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0012	0579		0000	G
					Block:
					59
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
					0007/0021
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1942		1,080 SF		7,500 SF	
Property Land Area		County Use			
7,500 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	1 full/ 1 half	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2014		07/01/2015	
				As of	
				07/01/2016	
Land:	98,500	98,500			
Improvements	100,800	81,700			
Total:	199,300	180,200	180,200	180,200	
Preferential Land:	0			0	
Transfer Information					
Seller: ATWELL JOHN J,SR		Date: 02/02/2006		Price: \$210,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /23327/ 00455		Deed2:	
Seller: KEISTER HUBERT M		Date: 12/16/1986		Price: \$60,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07436/ 00488		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 12/11/2012					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **0811015900**

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.

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>).

To whom it may concern,

My name is Dean Alek I became The United States citizen and changed my name from Keyradddin Alekperov to Dean Alek this was granted by district court of Baltimore Maryland on May 7th 2010, if required a copy of court document can be provided.

Thank You

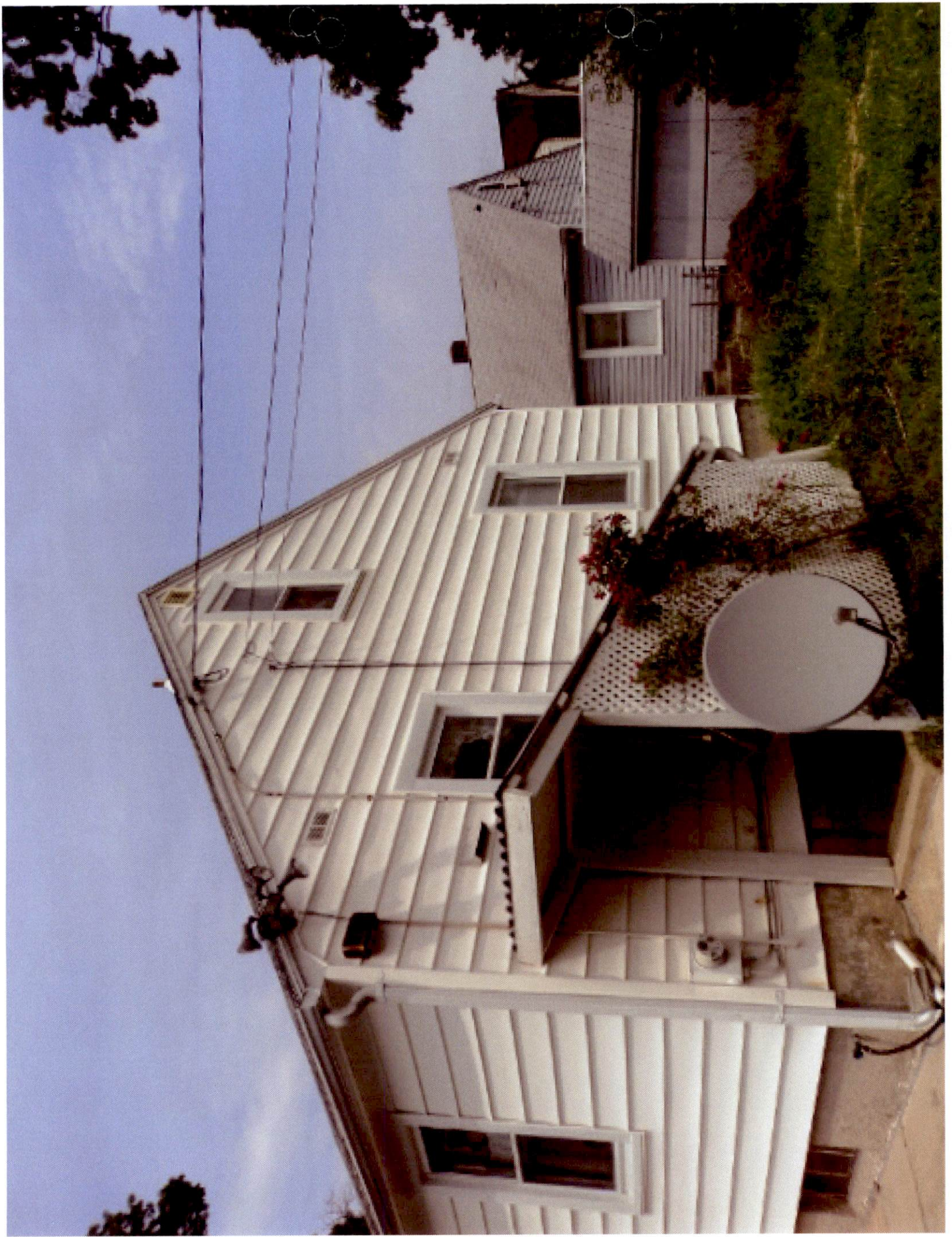
Dean Alek

Dean Alek

6/28/16























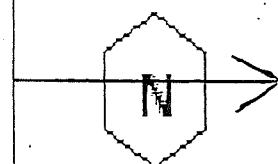
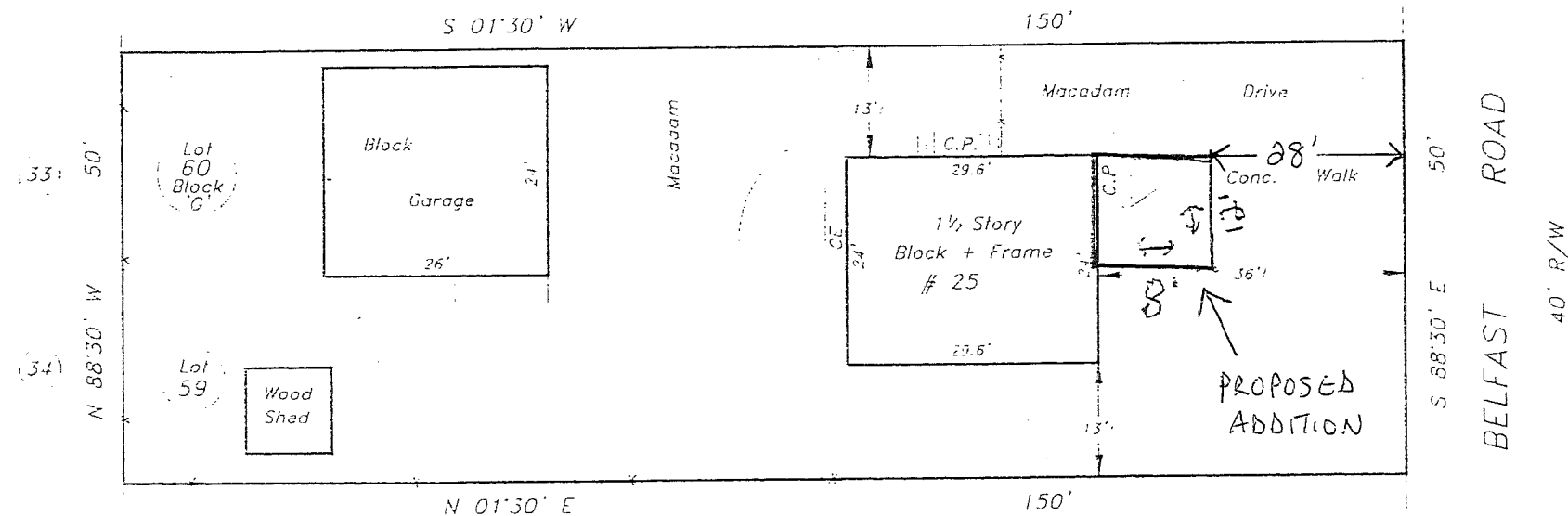


ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 25 BELFAST RD. OWNER(S) NAME(S) NAMINI + ALEK

SUBDIVISION NAME YORKSHIRE LOT # 59+60 BLOCK # N/A SECTION # G

PLAT BOOK # 7 FOLIO # 0021 10 DIGIT TAX # 0811015900 DEED REF. # 23327/00455



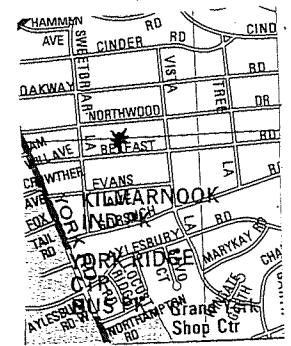
PLAN DRAWN BY _____

DATE 6/30/16

SCALE: 1 INCH = 20' FEET

2016-0338-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 060C1

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 7500

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

Pet. Exh. 1

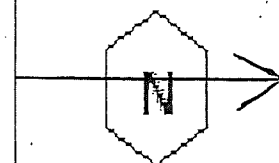
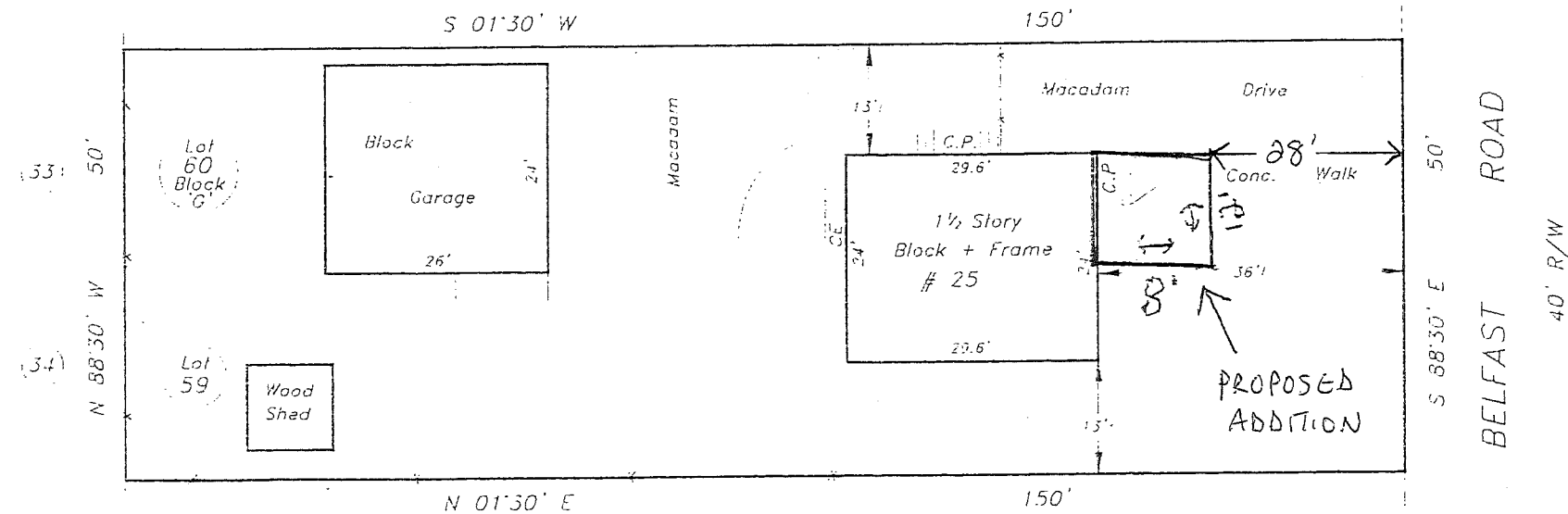
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 25 BELFAST RD. OWNER(S) NAME(S) NAMINI + ALEK

SUBDIVISION NAME YORKSHIRE LOT # 59+60 BLOCK # N/A SECTION # G

PLAT BOOK # 7 FOLIO # 0021 10 DIGIT TAX # 0811015900 DEED REF. # 23327/00455



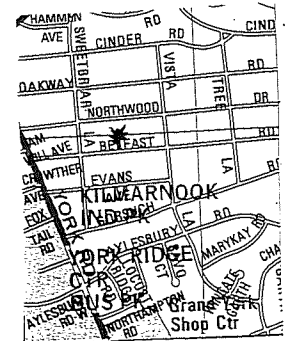
PLAN DRAWN BY _____

DATE 6/30/16

SCALE: 1 INCH = 20' FEET

2016-0338-A

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 060C1

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 7500

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

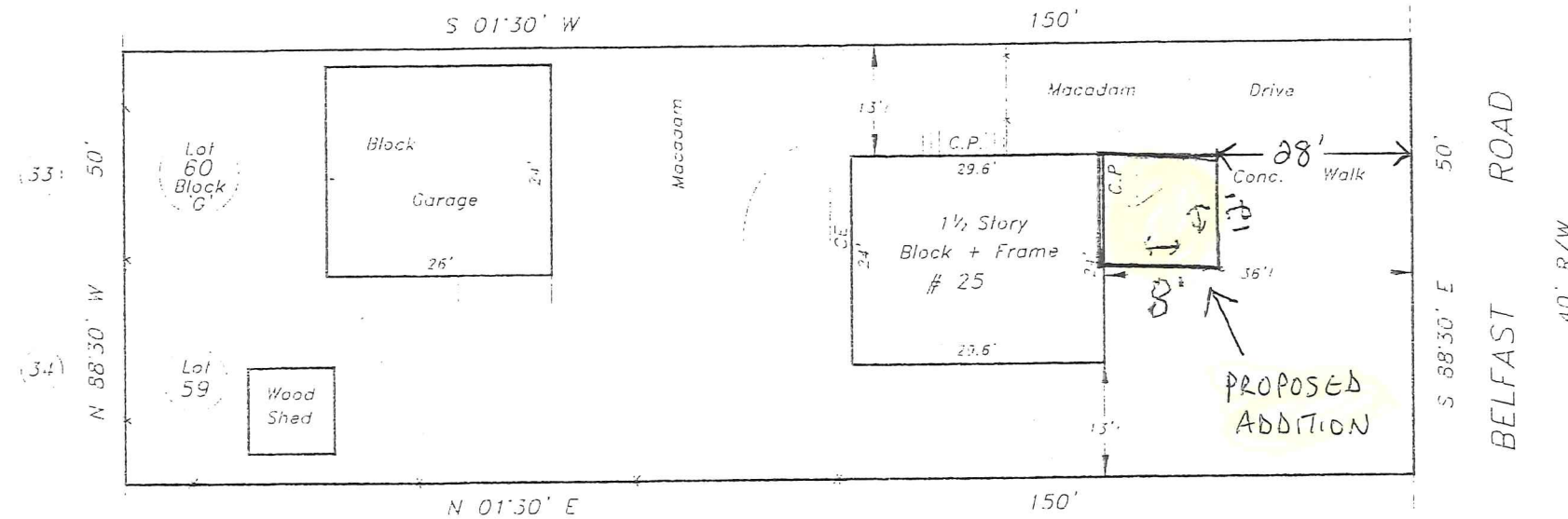
VIOLATION CASE INFO

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

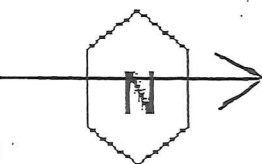
ADDRESS 25 BELFAST RD. OWNER(S) NAME(S) NAMINI + ALEK

SUBDIVISION NAME YORKSHIRE LOT # 59+60 BLOCK # N/A SECTION # G

PLAT BOOK # 7 FOLIO # 0021 10 DIGIT TAX # 0811015900 DEED REF. # 23327/00455



2016-0338-A

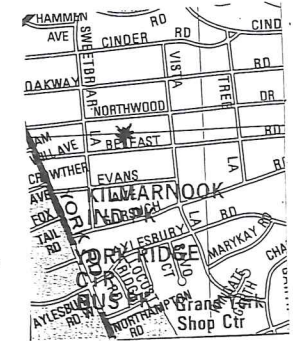


PLAN DRAWN BY _____

DATE 6/30/16

SCALE: 1 INCH = 20' FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 060C1

SITE ZONED DR 5.5

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE _____

OR SQUARE FEET 7500

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

Pet. Ex. 1

VIOLATION PAGE INFO: