

MEMORANDUM

DATE: January 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0105-X – Appeal Period Expired

The appeal period for the above-referenced case expired on January 9, 2018. 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 SPECIAL EXCEPTION * BEFORE THE
(1200 White Avenue) *
15th Election District * OFFICE OF
7th Council District *
Davud Musayev * ADMINISTRATIVE HEARINGS
Legal Owner *
Sunay Ahmedov * FOR BALTIMORE COUNTY
Lessee *
Case No. 2018-0105-X

Petitioners *

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of Davud Musayev, legal owner and Sunay Ahmedov, lessee ("Petitioners"). The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") to use the herein described property for used motor vehicle outdoor sales.

Professional engineer Mostafa Izadi appeared in support of the petition. There were no protestants or interested citizens in attendance. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the request.

The subject property is approximately 7,157 square feet and is zoned BR-AS. The property fronts on Pulaski Highway in a busy commercial/industrial corridor. There is a service garage, tire store, nightclub and industrial use adjacent to this site. The property was previously used as a motel, and Petitioners propose to operate a small used car dealership on the premises.

ORDER RECEIVED FOR FILING

Date 12/8/17
By Sen

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Petitioners propose to display only a small number of vehicles (no more than eight) for sale, and the use will therefore have little or no impact upon the surrounding community. As such the petition will be granted.

The final issue concerns the DOP ZAC comment, elements of which are also included in the DPR comment. Petitioners indicated they were amenable to all of the proposed conditions with the exception of providing landscaping on the "painted island" areas shown on the plan. Petitioners explained this is a new small business venture, and removing paving from these areas and installing landscaped islands would pose a financial hardship. In addition, as noted by Mr. Izadi, the property directly across White Avenue is a used car lot/service garage which also has no landscaping. As such, I believe Petitioners should be excused from complying with this aspect of the DOP ZAC comment.

THEREFORE, IT IS ORDERED this 8th day of **December, 2017**, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for used motor vehicle outdoor sales, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date

12/8/17

By

sen

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners shall comply with the DOP ZAC comment attached hereto, with the exception of the first highlighted item which has been stricken by the undersigned.
3. A maximum of eight (8) vehicles may be displayed and offered for sale on the premises.

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 12/8/17

By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 1200 White Av, Roseville, MD which is presently zoned BRAS
Deed References: 35101100183 10 Digit Tax Account # 2000007356
Property Owner(s) Printed Name(s) DAVUD MUSAYEV

(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
Used motor vehicle outdoor sales
3. ☐ a **Variance** from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

Sunay Ahmedov
Name- Type or Print
Signature [Signature]
2226 Sainbal Dr. Reston VA
Mailing Address City State
20191 (202) 706-4070 Sunay0111@yahoo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

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

Legal Owners (Petitioners):

David Musayev
Name #1 - Type or Print Name #2 - Type or Print
Signature #1 [Signature] Signature #2
12014 Waterside View Dr. #23 Reston, VA
Mailing Address City State
20194 (202) 281-8946 d.musayev@hotmail.nl
Zip Code Telephone # Email Address

Representative to be contacted:

Mostafa Izadi, PE
Name - Type or Print
Signature [Signature]
P.O. Box 129 Riderwood MD
Mailing Address City State
21139 (410) 382-9180 mizadi@aec-engineers.biz
Zip Code Telephone # Email Address

CASE NUMBER 2018-0105-X Filing Date 10/11/17 Do Not Schedule Dates: Reviewer gh

THE ZONING PROPERTY DESCRIPTION

PART A:

Zoning Property description for 1200 White Avenue, Baltimore Maryland 21237

"Beginning at a point North East side of White Avenue (30' R/W) and Pulaski Highway (150' R/W) at a distance 15' of White Avenue center line.

PART B:

Thence the following courses and distances:

S 34°51'00" E 75.00', S 58°45'00" W 173.00', S 32°33'28" E 74.87', N 58°45'00" E 105.00', back to the point of beginning as recorded in Deed Reference: Liber 6906, Folio 0657, containing 7,157 Square feet or 0.164 +/- acres of Lot. Located in the 15th Election District and 7th Council District.



2018-0105-X

CERTIFICATE OF POSTING

CASE NO. 2018-0105-X

PETITIONER/DEVELOPER

MOSTAFA IZADI

DATE OF HEARING/CLOSING

12/7/17

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

LADIES AND GENTLEMAN :

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

1200 WHITE AVENUE

THIS SIGN(S) POSTED ON November 15, 2017
(MONTH. DAY. YEAR)

SINCERELY,

Martin Ogle 11/15/17
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

6300 W. Towson

ZONING NOTICE

CASE # 2018-0105-X

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: Thursday, December 7, 2017 at 1:30 p.m.

REQUEST: Special Exception to use property for used motor
vehicle outdoor sales.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 587-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

11/15/17



KEVIN KAMENETZ
County Executive

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

October 20, 2017

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: 2018-0105-X

1200 White Avenue

NE corner of White Avenue and Pulaski Highway

15th Election District – 7th Councilmanic District

Legal Owners: Davud Musayev

Contract Purchaser/Lessee: Sunay Ahmedov

Special Exception to use property for used motor vehicle outdoor sales.

Hearing: Thursday, December 7, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Mostafa Izadi, P.O. Box 129, Riderwood 21139

Sunay Ahmedov, 2226 Sainbal Drive, Reston VA 20191

Davud Musayev, 12014 Waterslide View Drive, #23, Reston VA 20194

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 17, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 16, 2017 Issue - Jeffersonian

Please forward billing to:
Sunay Ahmedov
2226 Sainbal Drive
Reston, VA 20194

202-706-4070

NOTICE OF ZONING HEARING

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1200 White Avenue
NE corner of White Avenue and Pulaski Highway
15th Election District – 7th Councilmanic District
Legal Owners: Davud Musayev
Contract Purchaser/Lessee: Sunay Ahmedov

Special Exception to use property for used motor vehicle outdoor sales.

Hearing: Thursday, December 7, 2017 at 1:30 p.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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
1200 White Avenue; NE corner of White *
Avenue and Pulaski Highway * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): David Musayev * HEARINGS FOR
Contract Purchaser(s): Sunay Ahmedov *
Petitioner(s) * BALTIMORE COUNTY
* 2018-105-X

* * * * *

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

RECEIVED

OCT 17 2017

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 2017, a copy of the foregoing Entry of Appearance was mailed to Mostafa Izadi, P.E., P.O. Box 129, Riderwood, Maryland 21139, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2018-0105-X
Property Address: 1200 White Av, Rosedale, MD 21237
Property Description: Property is located on the corner of White Av
and Pulaski Hwy
Legal Owners (Petitioners): DAVID Musayev
Contract Purchaser/Lessee: Sunay Ahmedov

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sunay Ahmedov
Company/Firm (if applicable): _____
Address: 2226 Sanibel Dr.
Reston, VA 20191
Telephone Number: (202) 706-4070

Revised 5/20/2014

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

NO 157275

Date: 10/11/17

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total: 500.00

Rec From: A.E.C. Advanced Engineering Consultant, PC
 For: Case # 2018-0105-X
1200 White Ave.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME ISN
 10/12/2017 10/11/2017 09:52:04 I
 REG W501 WALKTH LJR
 RECEIPT # 755262 10/11/2017 GFLH
 Dept 5 328 ZONING VERIFICATION
 CR NO. 157275
 Recpt Tot 1500.00
 1500.00 CR 15.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

November 30, 2017

Davud Musayev
12014 Waterside View Drive #23
Reston VA 20194

RE: Case Number: 2018-0105 X, Address: 1200 White Avenue

Dear Mr. Musayev:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 11, 2017. 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a light background.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Sunay Ahmedov, 2226 Sainbal Drive, Reston VA 20191
Mostafa Izadi, PE, P O Box 129, Riderwood MD 21139

Date: 10/16/17

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

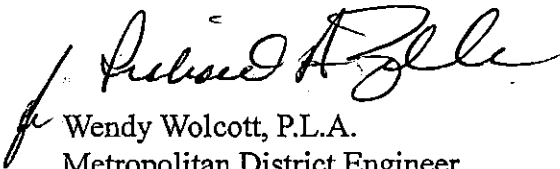
Dear Ms. Lewis:

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. 2018-0105-X

*Special Exception
David Musayev
1200 White Avenue.*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

12-7

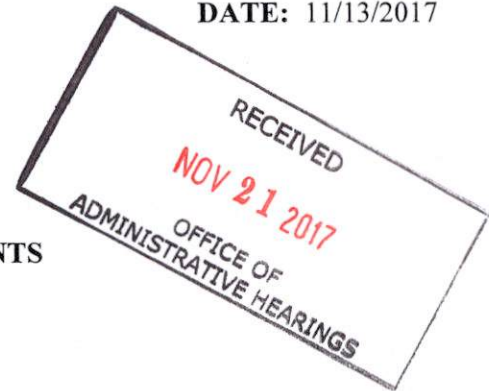
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/13/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-105



INFORMATION:

Property Address: 1200 White Avenue
Petitioner: Davud Musayev
Zoning: BR AS
Requested Action: Special Exception

The Department of Planning has reviewed the petition for special exception from the BCZR to use the herein described property for a used motor vehicle outdoor sales.

A site visit was conducted on October 25, 2017.

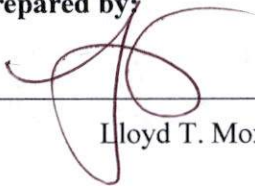
The Department does not object to granting the petitioned zoning relief only upon petitioners successfully addressing the following comments:

- Those areas on the plan designated as “painted islands” shall instead be curbed, landscaped islands accommodating landscape screening per the requirements of “Condition C” of the Baltimore County Landscape Manual, to the extent possible, as determined by the Baltimore County Landscape Architect.
- Decorative bollards with chain shall be placed across the paved area adjacent to the Pulaski Highway right-of-way in lieu of landscape screening to prevent the parking of vehicles in the right-of-way. There shall be no parking of vehicles whether customer, employee or inventory in the Pulaski Highway right-of-way.
- There shall be no damaged or disabled vehicles on-site.
- There shall be no working on or detailing vehicles on-site.
- Any signage shall conform to the requirements of the BCZR. The Department will not support any variances to signage on this site.
- No temporary signage may be located within the Pulaski Highway right-of-way.

Date: 11/8/2017
Subject: ZAC # 18-105
Page 2

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Mostafa Izadi, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MP
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2017
Item No. 2018-0105-A

DATE: October 23, 2017

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

If Special Exception is granted, a Landscape Plan including a landscape buffer along White Ave. is required per the Landscape Manual. A Lighting Plans is also required.

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/13/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-105

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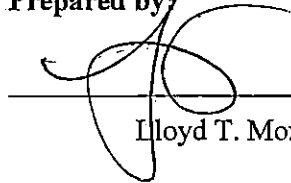
The Department does not object to granting the petitioned zoning relief only upon petitioners successfully addressing the following comments:

- Those areas on the plan designated as “painted islands” shall instead be curbed, landscaped islands accommodating landscape screening per the requirements of “Condition C” of the Baltimore County Landscape Manual, to the extent possible, as determined by the Baltimore County Landscape Architect.
- Decorative bollards with chain shall be placed across the paved area adjacent to the Pulaski Highway right-of-way in lieu of landscape screening to prevent the parking of vehicles in the right-of-way. There shall be no parking of vehicles whether customer, employee or inventory in the Pulaski Highway right-of-way.
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Date: 11/8/2017
Subject: ZAC # 18-105
Page 2

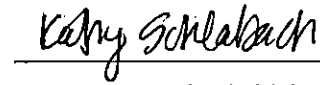
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Mostafa Izadi, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NO. 2018-

0105-X

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/23

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

Comment

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

FIRE DEPARTMENT

11/21

PLANNING
(if not received, date e-mail sent _____)no objection
w/ conditions

10/16

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 11/15/17 by Ogle

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 15 Account Number - 2000007356						
Owner Information									
Owner Name:		MUSAYEV DAVUD			Use: Principal Residence:		COMMERCIAL/RESIDENTIAL YES		
Mailing Address:		1200 WHITE AVE BALTIMORE MD 21237-			Deed Reference:		/35101/ 00183		
Location & Structure Information									
Premises Address:		1200 WHITE AVE BALTIMORE MD 21237-			Legal Description:		.16 AC 1200 WHITE AVE ALVIN E HARRELL		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0089	0023	0659		0000			1	2018	Plat Ref: 0054/0069
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1940		1344				7,157 SF		06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	SIDING	2 full					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of 01/01/2015	As of 07/01/2017		As of 07/01/2018		
Land:			80,600	80,600					
Improvements			81,000	81,000					
Total:			161,600	161,600	161,600				
Preferential Land:			0						
Transfer Information									
Seller: KRUL ROBERT R, TRUSTEE				Date: 06/24/2014		Price: \$170,500			
Type: ARMS LENGTH IMPROVED				Deed1: /35101/ 00183		Deed2:			
Seller: KRUL RAYMOND J				Date: 01/23/2013		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33083/ 00358		Deed2:			
Seller: PIERPONT ROSS Z				Date: 05/23/2005		Price: \$85,000			
Type: ARMS LENGTH IMPROVED				Deed1: /21909/ 00256		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2017		07/01/2018				
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00		0.00				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									

Case No.:

2018-0105-X

Exhibit Sheet

Petitioner/Developer

EW
1-10-18

Protestants

Sen
12-8-17

No. 1	Plan	
No. 2	Photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Google Maps 1200 White Ave



Imagery ©2017 Google, Map data ©2017 Google 50 ft

#2





ZONING HEARING PLAN FOR SPECIAL EXCEPTION HEARING X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION HEARING
ADDRESS 1200 WHITE AVENUE, BALTIMORE COUNTY, MD 21237
OWNER NAME DAVUD MUSAYEV
APPLICANT NAME SUNAY AHMEDOV
SUBDIVISION NAME _____ LOT# 1 BLOCK# - SECTION# -
PLAT BOOK# 35101 FOLIO# 00183 10 DIGIT TAX# 2000007356 DEED REF.# 35101/00183

SITE ZONED: BR AS
ELECTION DISTRICT: 15
COUNCIL DISTRICT: 07
LOT AREA ACREAGE: 0.164 ± AC
LOT AREA SQUARE FEET: 7,157 ± SF
HISTORIC ? NO
IN CBCA ? NO
IN FLOODPLAIN NO
UTILITIES ? MARK WITH X
WATER IS: PUBLIC X PRIVATE _____
SEWER IS: PUBLIC X PRIVATE _____
PRIOR HEARING ?
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW: N/A
VIOLATION CASE INFO: N/A

EXISTING & PROPOSED USE

EXISTING USE
THE PROPERTY WAS USED BY SECURITY COMPANY. HOWEVER, IT HAS BEEN VACANT FOR SEVERAL MONTHS.

PROPOSED USE
USED MOTOR VEHICLE OUTDOORS SALES SEPARATED FROM SALES AGENCY BUILDING

PARKING CALCULATIONS:
PARKING SPACES REQUIREMENTS: 3.3 SPACES/1,000 SQ.FT.

GROSS BUILDING AREA = 1,344 SQ.FT.
(1,344/1,000) x 3.3 = 4.4 REQUIRED

TOTAL PARKING SPACES PROVIDED = 8
Display Area: 3 Spaces

FLOOR AREA, GROSS(FLOOR AREA RATIO) CALCULATIONS:

GROSS BUILDING AREA = 1,344 SQ.FT.
PROPERTY AREA = 7,157 SQ.FT.

(1,344 SQ.FT/7,157 SQ.FT) = 0.187

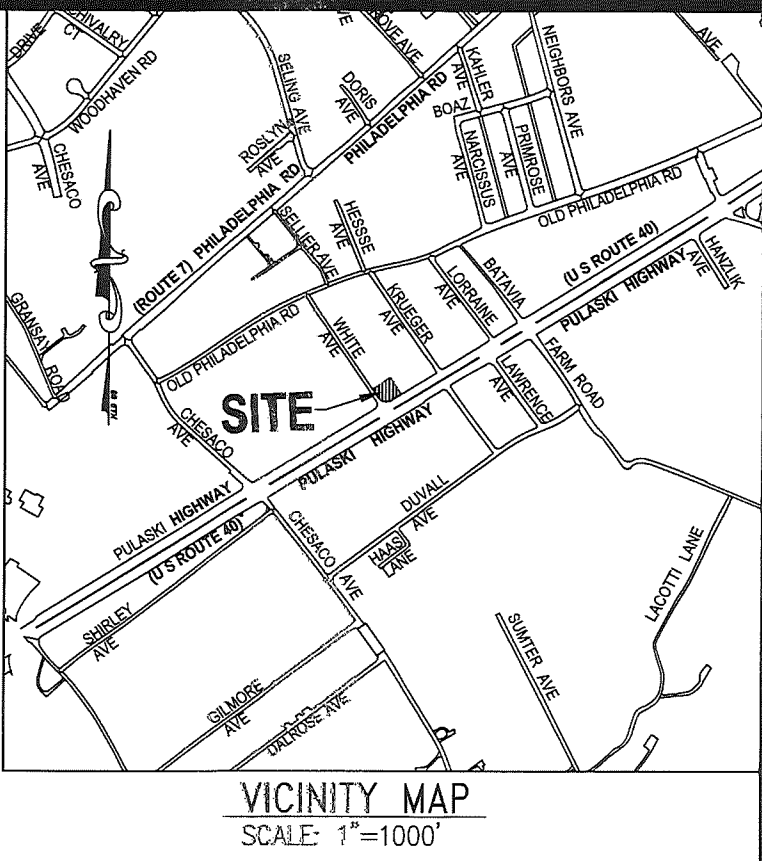
LANDSCAPE BUFFER PLANT LIST						
QTY.	KEY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
5	⊕	WF	WEIGELIA	WEIGELIA FLORIBUNDA	2-1/2" HT 5' O.C.	CONT.
5	⊙	LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA	8' HT AS SHOWN	B&B
5	⊗	CL	LEYLAND CYPRUS	CUPRESSOCYPARIS X LEYLANDI	6' HT AS SHOWN	B&B

SITE DATA:

TAX ACCOUNT NUMBER: 2000007356
OWNER'S NAME: DAVUD MUSAYEV
MAILING ADDRESS: 12014 WATERSIDE VIEW DRIVE #23 RESTON, VA 20194
PREMISE ADDRESS: 1200 WHITE AVENUE BALTIMORE COUNTY, MD 21237
TAX MAP: 0089
PARCEL: 0659
AREA: 7,157 ± SQ.FT. (0.164 ± AC)
ZONING: BR AS
ZONING MAP#: 089C3
DISTRICT: 15
EXISTING USE: THE PROPERTY WAS USED BY SECURITY COMPANY. HOWEVER, IT HAS BEEN VACANT FOR SEVERAL MONTHS.
PROPOSED USE: USED MOTOR VEHICLE OUTDOORS SALES SEPARATED FROM SALES AGENCY BUILDING

THE PROPOSED IMPROVEMENTS HAVE BEEN OBTAINED FROM STATE HIGHWAY ADMINISTRATION, DISTRICT 4 E.S.D. DWG# HD-03 OF 07, CONTRACT# BA6855176.

THE PROPERTY BOUNDARY HAS BEEN OBTAINED FROM PLAT# MSA_S5U 1236 - 6716 PREPARED BY FRANK S. LEE DATED 02-20-1986.



Advanced Engineering Consultants, PC.

Engineers & Planners

P.O. BOX 129 RIDERWOOD, MD 21139

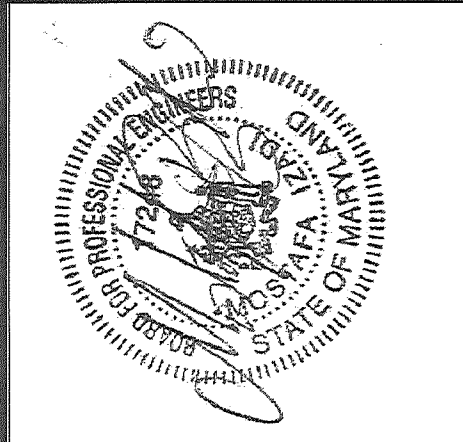
TEL: 410-382-9180 FAX: 410-296-0505

mzcd@aec-engineers.biz

AEC

REVISIONS	DESCRIPTION	BY	DATE

TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING
USED MOTOR VEHICLE OUTDOORS SALES
1200 WHITE AVENUE
ELECTION DISTRICT NO. 15
COUNCILMANIC DISTRICT NO. 07
TAX MAP 89, GRID 23, PARCEL 659
BALTIMORE COUNTY, MD 21237

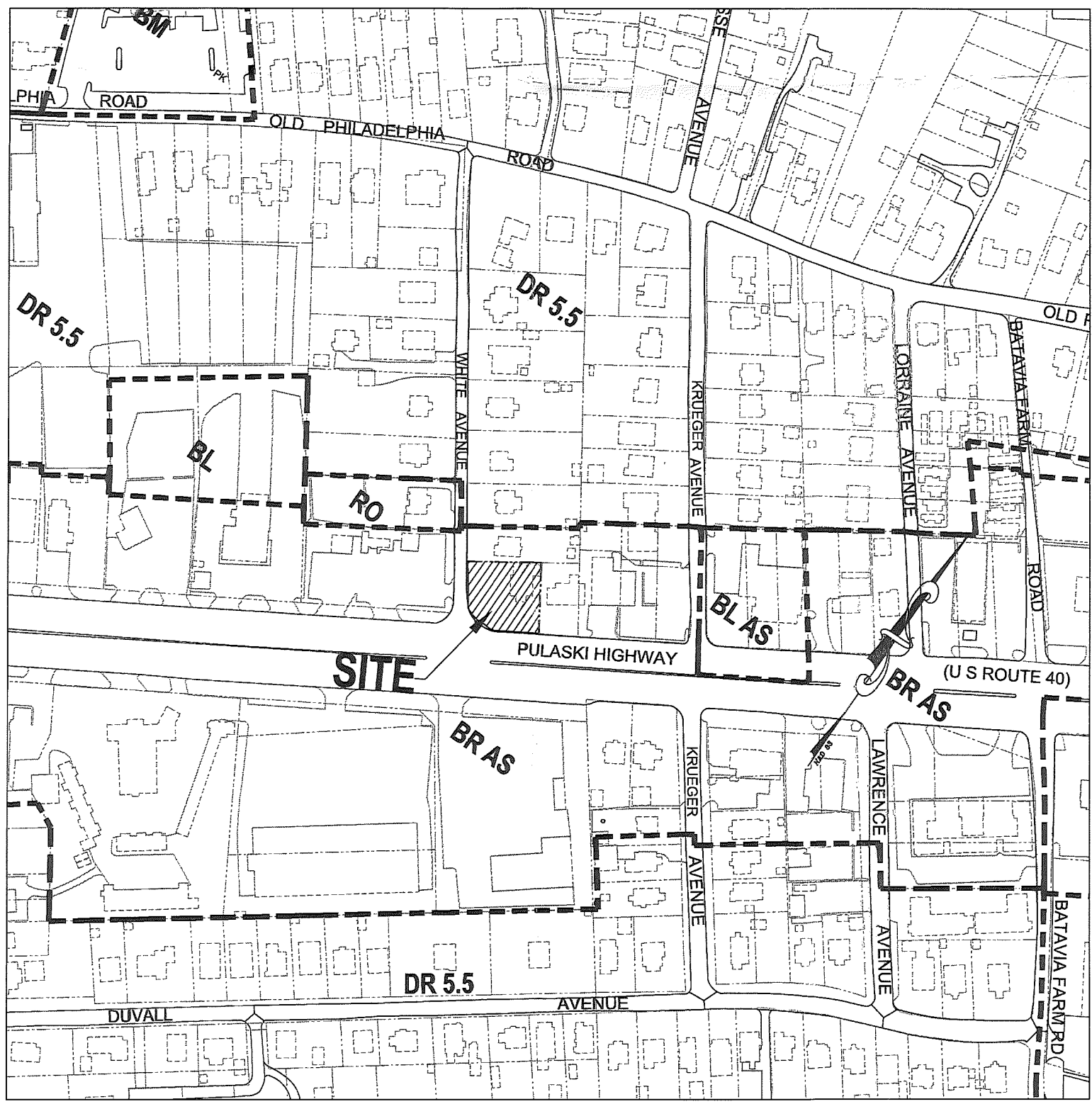


DRAWN BY: TH
CHECKED BY: MI
SCALE: AS SHOWN

DATE: 10/06/2017

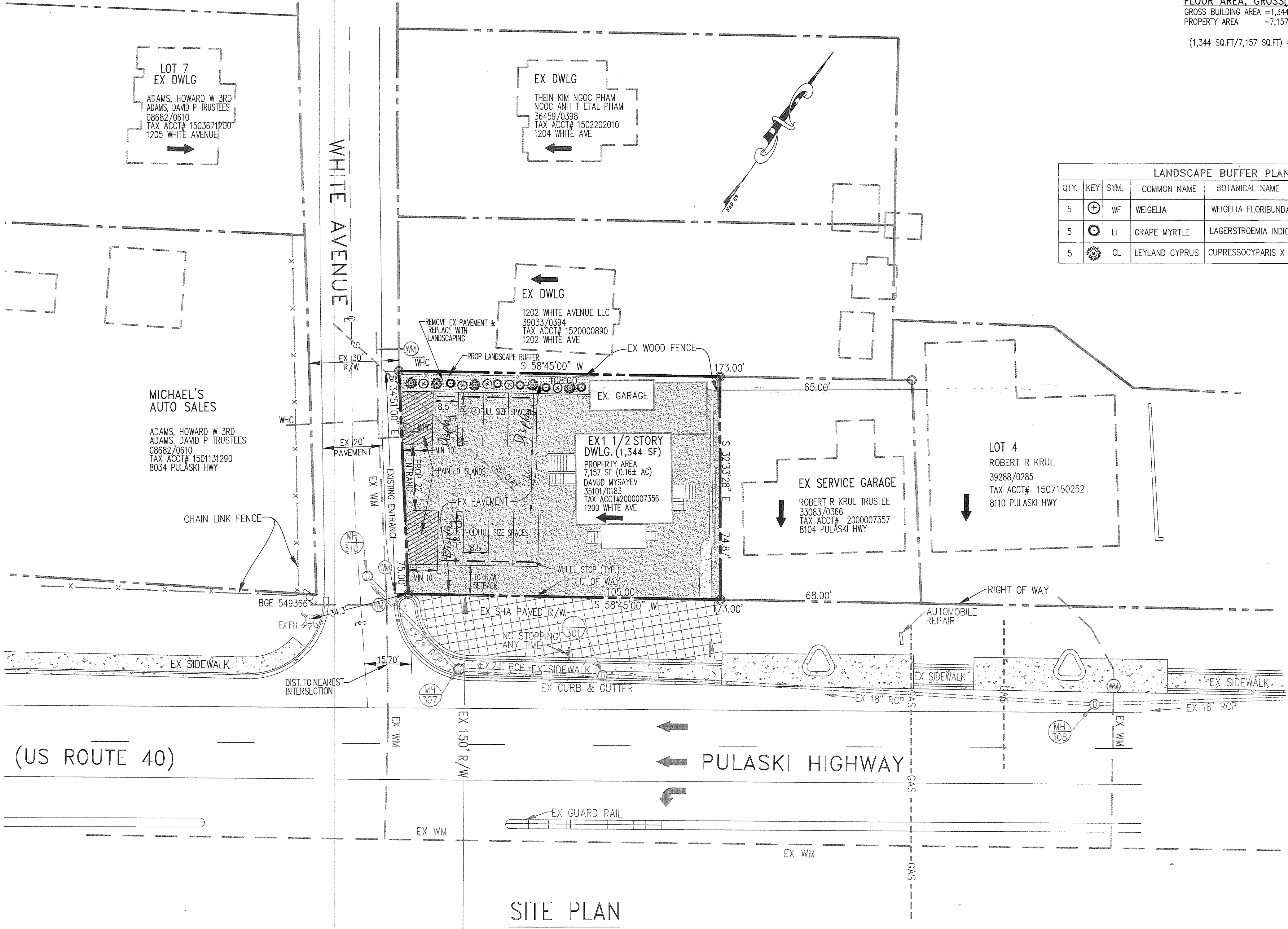
SHEET 1 OF 1

"PROFESSIONAL CERTIFICATION"
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
MOSTAFA IZADI, PE
LICENSE NO. 17248, EXPIRATION DATE: 02/11/2019
OWNER: DAVUD MUSAYEV
APPLICANT: SUNAY AHMEDOV
2226 SANIBEL DRIVE
RESTON, VA 20191
PH: (202)-706-4070



ZONING MAP

SCALE: 1"=200'



SITE PLAN

SCALE: 1"=20'