MEMORANDUM

DATE: August 27, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0318-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 24, 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 ADMIN. VARIANCE	*	BEFORE THE
(1331 Dillon Heights Avenue)		
1st Election District	*	OFFICE OF ADMINISTRATIVE
1st Council District		
Tariq & Donna Khan	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2018-0318-A**

* * * * * * * * *

AMENDED ORDER ON MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Tariq and Donna Khan ("Petitioners"). Petitioners are requesting Variance relief pursuant to §§ 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a front yard setback of 7 ft. in lieu of the required front yard average of 20 ft. and a side yard setback of 1 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.

By Opinion and Order dated June 22, 2018, the undersigned denied the Administrative Variance request, in accordance with the site plan and documentation within the case file.

On July 9, 2018, Ms. Moskunas, on behalf of Petitioners, filed a request to amend the June 22, 2018 Order, which will be considered a Motion for Reconsideration. Ms. Moskunas indicated their understanding that the 1 ft. setback may be problematic if for some reason the properties are sold and revised the site plan to accommodate a 4 ft. side yard setback in lieu of the original request for 1 ft. This revision will lend itself to a better construction situation and distance between properties for future owners. Having received this revised information, I will amend the original Order to reflect this change from 1 ft. to 4 ft.

ORDER RECEIVED FOR FILING
Date 7/25/18
By

THEREFORE, IT IS ORDERED, this **25th** day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby GRANTED;

IT IS FURTHER ORDERED the Petition for Variance to permit a front yard setback of 7 ft. in lieu of the required front yard average of 20 ft. and a side yard setback of 4 ft. in lieu of the required 10 ft., be and is hereby GRANTED.

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 7/25/18
By sln

IN RE: PETITION FOR ADMIN. VARIANCE **(1331 Dillon Heights Avenue)** 1st Election District 1st Council District Tariq & Donna Khan Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2018-0318-A**

* * * * * * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Tariq and Donna Khan ("Petitioners"). Petitioners are requesting Variance relief pursuant to §§ 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a front yard setback of 7 ft. in lieu of the required front yard average of 20 ft. and a side yard setback of 1 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.

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ORDER RECEIVED FOR FILING
Date 7-17-18
By DW

THEREFORE, IT IS ORDERED, this **17th** day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration, be and is hereby GRANTED, and the original Order shall be amended as follows:

- Variance relief from §§ 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a **side yard setback of 4 ft.** in lieu of the required 10 ft.

IT IS FURTHER ORDERED that all other terms and conditions of the Order dated June 22, 2018 shall remain in full force and effect.

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 7-17-18
By DW

IN RE: PETITION FOR ADMIN. VARIANCE **(1331 Dillon Heights Avenue)** 1st Election District 1st Council District Tariq & Donna Khan Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2018-0318-A**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Tariq and Donna Khan ("Petitioners"). Petitioners are requesting Variance relief pursuant to §§ 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a front yard setback of 7 ft. in lieu of the required front yard average of 20 ft. and a side yard setback of 1 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.

It is to be noted that this administrative variance case closed on June 11, 2018 but was not received by OAH until June 21, 2018; the whereabouts of the case file between these dates is unknown.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. Petitioners propose to construct a two-story garage addition to the existing single-family dwelling on the subject property. As shown on the site plan, the side yard setback (nearest to the dwelling at 1333 Dillon Heights Avenue) would be just 1 ft. This is insufficient and would not allow for construction, maintenance, painting, etc. of the addition

ORDER RECEIVED FOR FILING
Date 6-22-18
By DW

without trespassing upon the adjoining property. I am aware that Petitioners at present also own the property at 1333 Dillon Heights, but that might not always be the case and a 1 ft. setback could easily prove problematic now or in the future.

THEREFORE, IT IS ORDERED, this **22nd** day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a front yard setback of 7 ft. in lieu of the required front yard average of 20 ft. and a side yard setback of 1 ft. in lieu of the required 10 ft., be and is hereby DENIED.

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 6-22-18
By DW

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 1331 Dillon Heights Avenue **Currently zoned** D.R. 5.5
Deed Reference 21376 / 282 10 Digit Tax Account # 2200008293
Owner(s) Printed Name(s) Tariq and Donna Khan

(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) 303.1 & 1802.3.C.1; BCZR, TO PERMIT A FRONT YARD ~~AVERAGE~~ SETBACK OF 7ft. IN LIEU OF THE REQUIRED FRONT YARD AVERAGE OF 20ft, AND A SIDEYARD SETBACK OF 1ft IN LIEU OF THE REQUIRED 10ft.
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):

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

21228 443-857-1491 homeseeker6@hotmail.com
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

ORDER RECEIVED FOR FILING
Date 6-22-18
By (KW)

Representative to be contacted:

Bernadette Moskunas c/o Site Rite Surveying Inc
Name – Type or Print

Bernadette Moskunas
Signature

200 E. Joppa Road, Rm 101 Towson MD
Mailing Address City State

21286 410 828 9060 siteriteinc@aol.com
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 _____ day of _____, _____ 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 2018-0318-A **Filing Date** 5/18/18 **Estimated Posting Date** 5/27/18 **Reviewer** JCM

Rev 5/5/2016

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: 1331 Dillon Heights Avenue Balto. MD 21228
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)**

We have Seven drivers in our family, between me my wife and three daughters. Also my step son and his family live with us. We have eight vehicles in our household. We desperately need more Parking and storage area.

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

Signature of Owner (Affiant)

TARIQ KHAN
Name- Print or Type

Signature of Owner (Affiant)

DONNA KHAN
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 8th day of March 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TARIQ KHAN

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

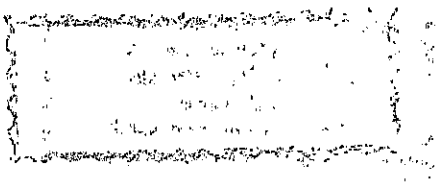
AS WITNESS my hand and Notaries Seal

Notary Public

Dec 4, 2021
My Commission Expires

SYED ABID HUSAIN
Notary Public – State of Maryland
Baltimore County
My Commission Expires Dec 4, 2021

REV. 5/5/2016



CERTIFICATE OF POSTING

CASE NO. 2018-0318-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC.

DATE OF HEARING/CLOSING

6/11/18

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

1331 DILLON HEIGHTS AVE.

SIGN # 1

THIS SIGN(S) POSTED ON May 27, 2018

(MONTH, DAY, YEAR)

SINCERELY,

5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



SIGN # 1 5/27/18 Posted

Ms. Sara Ann Wilson
Assistant Director
Office of Personnel Management
1900 E Street, NW
Washington, DC 20415

CERTIFICATE OF POSTING

CASE NO. 2018-0318-A

PETITIONER/DEVELOPER

SITE RITE SURVEYING INC.

DATE OF HEARING/CLOSING

6/11/18

BALTIMORE COUNTY DEPARTMENT OF

PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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1331 DILLON HEIGHTS AVE.

SIGN # 2

THIS SIGN(S) POSTED ON May 27, 2018

(MONTH, DAY, YEAR)

SINCERELY,

5/27/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



2 SIGNS 5/27/18 D. Lippincott

[illegible]

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018-0318-A Address 1331 DILLON HEIGHTS Ave

Contact Person: J. Merrey Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/18/18 Posting Date: 5/27 Closing Date: 6/11

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018-0318-A Address 1331 DILLON HEIGHTS Ave.

Petitioner's Name TARIQ KHAN Telephone 443-857-1491

Posting Date: 5/27/18 **Closing Date:** 6/11/18

Wording for Sign: *To Permit* A FRONT YARD SETBACK OF 7ft. IN LIEU OF THE REQUIRED 7ft. AND A SIDEYARD SETBACK OF 1ft IN LIEU OF THE REQUIRED 10ft.

Revised 6/30/2018

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 twenty (20) 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: 2018-0318-A

Property Address: #1331 Dillon Heights Avenue

Property Description: SES of Dillon Heights Avenue 510' NE of Woodbridge Road

Legal Owners (Petitioners): Tariq and Donna Khan

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tariq Khan

Company/Firm (if applicable): N/A

Address: 1331 Dillon Heights Avenue
Balto. MD 21244

Telephone Number: 443-857-1491

Revised 7/9/2015

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

No. 168050

Date: 5/18/18

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

Rec From: TARIQ KHAN

For: 2018-0318-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	
5/21/2018	5/18/2018 09:34:26		

REG: 503 WALKIN CAM
RECEIPT # 772813 5/18/2018 DRLN
5 528 ZONING VERIFICATION
NO: 168050
Rcpt Tot $75.00
$75.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

DONALD I. MOHLER III
County Executive

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

June 21, 2018

Tariq Khan
Donna Khan
1331 Dillon Heights Avenue
Baltimore MD 21228

RE: Case Number: 2018-0318 A, Address: 1331 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 May 18, 2018. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bernadette Moskunas, Site Rite Surveying Inc., 200 E Joppa Road, Rm 101, Towson MD 21286

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 5/25/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0318-A
Administrative Variance
Tariq & Donna Khan
1331 Dillon Heights 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,

for Richard A. Zeller

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

WW/RAZ

2018-0318-AV
6-11-18 AV

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, June 08, 2018 9:00 PM
To: Administrative Hearings
Subject: 1331 Dillon Heights Ave.
Attachments: IMG_0490.jpg; ATT00001.txt; IMG_0489.jpg; ATT00002.txt

2nd set of certificates

RECEIVED
JUN 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

CASE NO. 2018-358-A

PETITIONER/DEVELOPER

Site Rite Sandfield LLC

DATE OF HEARING/CLOSING

6/11/18

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

1331 Dillon Heights Ave

Sign #1

THIS SIGN(S) POSTED ON May 27 2018 June 8, 2018

(MONTH, DAY, YEAR)

SINCERELY,

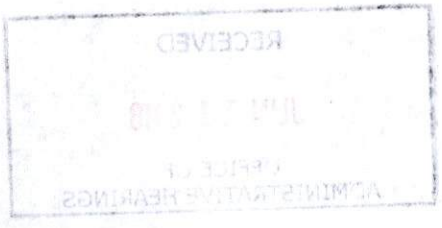
5/27/18

SIGNATURE OF SIGN POSTER

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



RECEIVED
JUN 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS


RECEIVED
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

CASE NO. 2018-0318-A

PETITIONER/DEVELOPER
SITE RITE SURVEYING INC

DATE OF HEARING/CLOSING
6/11/18

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

1331 DILLON HEIGHTS AVE

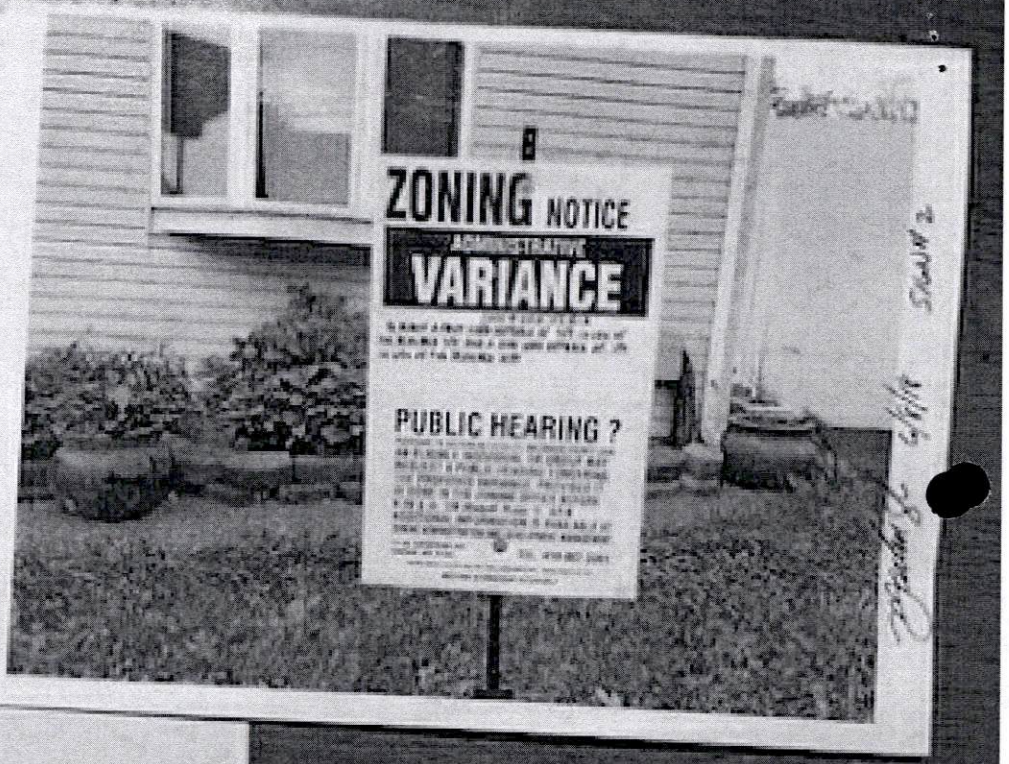
SIGN #2
SIGN

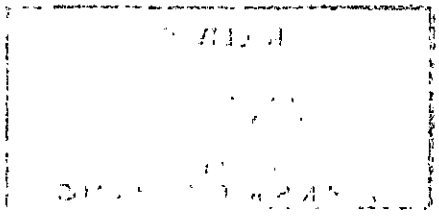
THIS SIGN(S) POSTED ON May 27, 2018 — June 8, 2018
(MONTH, DAY, YEAR)

SINCERELY,
5/27/18
SIGNATURE OF SIGN POSTER

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

RECEIVED
JUN 11 2018
OFFICE OF
ADMINISTRATIVE HEARINGS





AV

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

RECEIVED
JUN 14 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Lloyd Moxley **DATE:** 6/4/2018

FROM: Dennis Wertz DW

SUBJECT: Administrative Variance 18-318 (1331 Dillon Heights Avenue)

The requested variances for the proposed garage addition are substantial.

I talked to the petitioner during my site visit on 5/29/18. The garage is intended to provide two off-street parking spaces plus storage space for the petitioner's family. Also, off-street parking is intended to be provided between the garage and the Dillon Heights Avenue travelway. The construction of the garage will provide two additional spaces for the parking of family cars.

The front of the proposed garage will be located approximately 18½ feet from the edge of the existing Dillon Heights Avenue travelway and only about 12 feet from the "highway widening" line shown on the petitioner's plan.

From an aesthetics standpoint, I don't have any objections to a dominant garage front at this particular location. This property is located on the edge of a residential area. The petitioner owns the adjacent property at 1333 Dillon Heights Avenue. The properties on the opposite side of Dillon Heights Avenue at this location are zoned and used for commercial purposes. If the requested zoning relief is granted, elevation drawings of the garage addition should be approved by the Department of Planning prior to the issuance of any building permits. The exterior design of the garage, including roof style, color, and materials, should be consistent with the existing dwelling.

From a traffic safety standpoint, I have reservations about the garage location with respect to the existing Dillon Heights Avenue roadway and the planned roadway widening noted above. Baltimore County traffic engineering should advise the ALJ on whether the proposed setback will provide for adequate vehicular safety on Dillon Heights Avenue and adequate vehicular access to the garage.

Sherry Nuffer

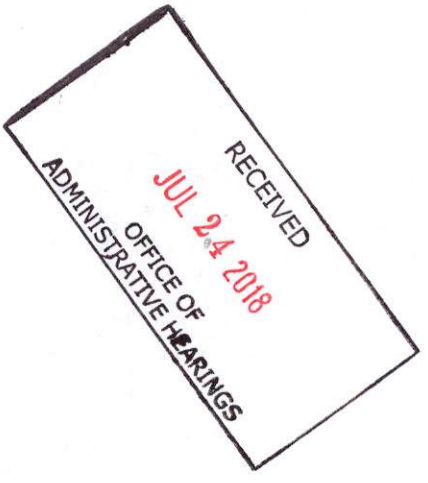
From: Bernadette L. Moskunas <siteriteinc@aol.com>
Sent: Tuesday, July 24, 2018 1:49 PM
To: Sherry Nuffer
Subject: Fwd: Motion for Reconsideration 2018-0318-A
Attachments: dillon heights 2018-0318-A07242018.pdf

Sherry,
I understand Deb is out of the office.
Could you please print this for Judge Beverungen. I did include him in the original email; however, I am not sure how often those are retrieved.
Thank you very much and hope you are staying dry.
Bernadette
Site Rite

-----Original Message-----
From: Bernadette L. Moskunas <siteriteinc@aol.com>
To: dwiley <dwiley@baltimorecountymd.gov>; jbeverungen <jbeverungen@baltimorecountymd.gov>
Sent: Tue, Jul 24, 2018 1:46 pm
Subject: Motion for Reconsideration 2018-0318-A

Good afternoon Judge Beverungen,
I am in receipt of an Order regarding the above referenced project (attached for your convenience). Please pardon my confusion; however, as the Order reads it is not clear as to whether the 7' front yard setback request is being granted as well. In reading the letter written by the owners, the original relief is needed for the proposed addition.
Although they increased the requested side yard from 1' to 4', they still need the 7' front yard relief in order to build the addition. The order for Motion for Reconsideration only describes the 4' side yard and not the 7' front yard.

I am just seeking clarification and hoping that both the 4' side yard and 7' front yard setback have met with your approval.
Thank you in advance for your attention to the above.
Best regards,
Bernadette L. Moskunas
Vice President
Site Rite Surveying, Inc.



Tariq and Donna Khan
1331 Dillon Heights Avenue
Baltimore, MD 21228

July 2, 2018

Office of Administrative Hearings
Attn: Judge John Beverungen
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204



RE: Motion for Reconsideration
Case No. 2018-0318-A

Dear Judge Beverungen:

We are in receipt of your order dated June 22, 2018 for the above referenced Administrative Variance. Our original request was for a proposed two story addition (w/garage) to permit a front yard setback of 7 feet in lieu of the required front yard average of 20 feet and a side yard setback of 1 foot in lieu of the required 10 feet, copy of the order is enclosed. Based upon the language in said order, it seems as though the challenge in granting the variance was with the request for 1 foot in lieu of the required 10 feet. Therefore, your opinion was to deny the Petition.

Our thought process initially was that the 1 foot relief being requested was not burdensome to the adjacent property, due to the fact that we own #1333 Dillon Heights Avenue as well. We do not have any intention of selling either property, as family members occupy both residences. However, we do understand the 1 foot setback may become problematic if for some reason the properties are sold.

With that said, we have discussed revising the plans to accommodate a 4 foot side yard setback in lieu of the original request for 1 foot, a revised plan is enclosed. The request for the 7 foot front yard average will remain. With the revised side yard, the distance between dwellings for the subject property (#1331) and the adjacent property (#1333) will be 14 feet. This will lend itself to a better construction situation and distance between properties for future owners.

As stated on the plan, Dillon Heights Avenue is only 700 feet in length before it makes a 90 degree bend and becomes Johnnycake Road. The flow of traffic, along Dillon Heights Avenue, predominately services only local residents.

We feel that this revision will still allow us the much needed living space to support our family members. Our culture advocates familial habitation. In addition, we have significant ties to this Muslim community as our place of worship is located on Johnnycake Road, less than 1100 feet from our property.

We greatly thank you for your attention to the above and hope that this meets with a favorable decision.

Best regards,

Tariq and Donna Khan

Debra Wiley

From: Debra Wiley
Sent: Wednesday, June 06, 2018 11:29 AM
To: John E. Beverungen
Subject: RE: Administrative Variance for 1331 Dillon Heights Avenue (Case No. 2018-0318-A)

John,

I received a call yesterday from Jim Morsberger who was inquiring about the details of this case since he's a neighbor and believes he will be affected. I advised Jim that the file is public and that he and anyone else can review the contents and also explained the formal demand process if he was interested. When I looked up the address in the data base and realized that there was no closing date, I referred him to the Planner Joe Merrey since he took in the information, and could provide specifics on questions and the formal demand process, etc.

So, I'm not sure when we'll be receiving this file. Do you want me to inquire about it?

-----Original Message-----
From: John E. Beverungen
Sent: Wednesday, June 06, 2018 11:14 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: FW: Administrative Variance for 1331 Dillon Heights Avenue

Do you have this file?

-----Original Message-----
From: Jenifer G. Nugent
Sent: Tuesday, June 05, 2018 11:52 AM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>; Dennis Wertz <dwertz@baltimorecountymd.gov>; Amy Trexler Mantay <atmantay@baltimorecountymd.gov>
Subject: Administrative Variance for 1331 Dillon Heights Avenue

Hello John

I am sending along comments from the sector planner, Dennis Wertz. The property and the adjacent are owned by the same person. While Dennis does not have issue per se with the garage being in the front, there are concerns that there may not be enough depth to park a car in front of the garage thereby creating potential traffic issues.
His suggestion was to get traffic engineering to review.
We did not necessarily want to trigger a hearing but just wanted to bring it to your attention.
If you have any further questions, please feel free to follow up or I can come over to discuss Thank you

Jenifer German Nugent
Planner IV
Division Chief, Development Review Division Baltimore County Department of Planning
105 West Chesapeake Avenue, Suite 101
Towson, MD 21204
(410) 887-3480
(410) 887-7499 direct

-----Original Message-----
From: Planningcopier@baltimorecountymd.gov [mailto:Planningcopier@baltimorecountymd.gov]
Sent: Tuesday, June 05, 2018 11:46 AM
To: Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: Message from "RNP002673A5B368"

This E-mail was sent from "RNP002673A5B368" (MP 4054).

Scan Date: 06.05.2018 11:46:11 (-0400)
Queries to: Planningcopier@baltimorecountymd.gov

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 1331 Dillon Heights Avenue Currently zoned D.R.5.5
Deed Reference 21376 / 282 10 Digit Tax Account # 2200008293
Owner(s) Printed Name(s) Tariq and Donna Khan

(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) 303.1 & 1802.3.C.1; BCZR, TO PERMIT A FRONT YARD ~~AVERAGE~~ SETBACK OF 7ft. IN LIEU OF THE REQUIRED FRONT YARD AVERAGE OF 20ft, AND A SIDEYARD SETBACK OF 1ft IN LIEU OF THE REQUIRED 10ft. 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*)

RECEIVED
MAY 18 2018
DEPARTMENT OF PLANNING

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):

TARIQ KHAN, DONNA KHAN
Name #1 – Type or Print Name # 2 – Type or Print
Signature #1 Signature # 2
1331 Dillon Heights Avenue Balto. MD
Mailing Address City State
21228 443-857-1491 homeseeker6@hotmail.com
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:

Bernadette Moskunas c/o Site Rite Surveying Inc
Name – Type or Print
Bernadette Moskunas
Signature
200 E. Joppa Road, Rm 101 Towson MD
Mailing Address City State
21286, 410 828 9060, siteritesurv@aol.com
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 ____ day of ____, ____ 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 2018-0318-A Filing Date 5/18/18 Estimated Posting Date 5/27/18 Reviewer JCM

Rev 5/5/2016

Floyd Date Due 5/25/18

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: 1331 Dillon Heights Archer Balto. MD 21228
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)**

We have Seven drivers in our family, between me my wife and three daughters. Also my step son and his family live with us. We have Eight vehicles in our household. We desperately need more Parking and storage area.

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

Signature of Owner (Affiant)

TARIQ KHAN
Name- Print or Type

Signature of Owner (Affiant)

DONNA KHAN
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 9th day of March 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TARIQ KHAN

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

AS WITNESS my hand and Notaries Seal

Syed Abid Husain
Notary Public

Dec 4, 2021
My Commission Expires

SYED ABID HUSAIN
Notary Public – State of Maryland
Baltimore County
My Commission Expires Dec 4, 2021

REV. 5/5/2016

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE CORRESPONDENCE

TO: Lloyd Moxley **DATE:** 6/4/2018

FROM: Dennis Wertz DW

SUBJECT: Administrative Variance 18-318 (1331 Dillon Heights Avenue)

The requested variances for the proposed garage addition are substantial.

I talked to the petitioner during my site visit on 5/29/18. The garage is intended to provide two off-street parking spaces plus storage space for the petitioner's family. Also, off-street parking is intended to be provided between the garage and the Dillon Heights Avenue travelway. The construction of the garage will provide two additional spaces for the parking of family cars.

The front of the proposed garage will be located approximately 18½ feet from the edge of the existing Dillon Heights Avenue travelway and only about 12 feet from the "highway widening" line shown on the petitioner's plan.

From an aesthetics standpoint, I don't have any objections to a dominant garage front at this particular location. This property is located on the edge of a residential area. The petitioner owns the adjacent property at 1333 Dillon Heights Avenue. The properties on the opposite side of Dillon Heights Avenue at this location are zoned and used for commercial purposes. If the requested zoning relief is granted, elevation drawings of the garage addition should be approved by the Department of Planning prior to the issuance of any building permits. The exterior design of the garage, including roof style, color, and materials, should be consistent with the existing dwelling.

From a traffic safety standpoint, I have reservations about the garage location with respect to the existing Dillon Heights Avenue roadway and the planned roadway widening noted above. Baltimore County traffic engineering should advise the ALJ on whether the proposed setback will provide for adequate vehicular safety on Dillon Heights Avenue and adequate vehicular access to the garage.

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 —In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof, provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations for D.R.2, D.R.3.5 and D.R.5.5 respectively.

A		FT.
B		FT.
C	45	FT.
D	45	FT.
E		FT.
F		FT.

TOTAL (90) ÷ (2) = 45

(2) = # of dwellings

45 = REQUIRED FRONT SETBACK (averaged)

Tariq Khan
applicant's name

1331 Dillon Heights Avenue
building address

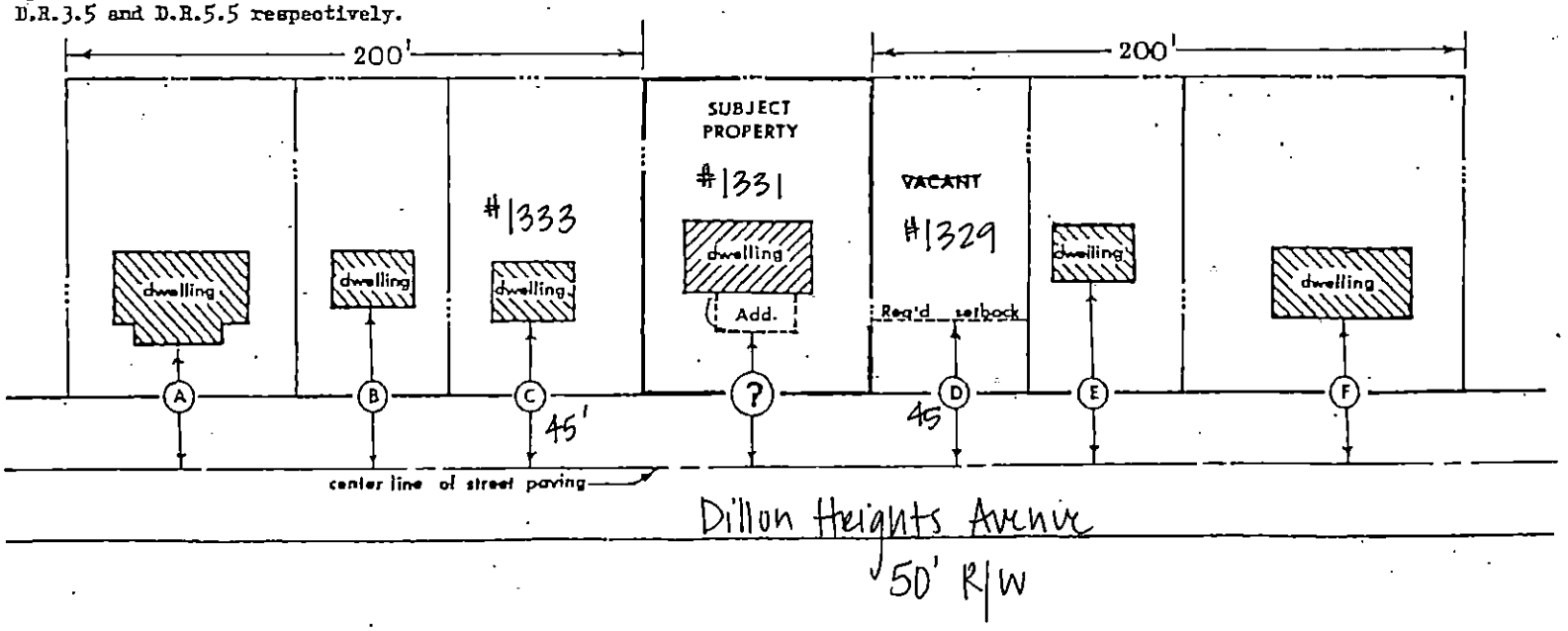
18 May 2018
date

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.

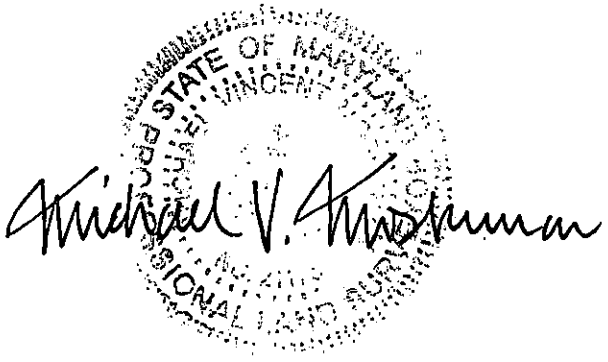
D.R.3.5- 55 ft.

D.R.5.5- 50 ft.



ZONING PROPERTY DESCRIPTION FOR #1331 DILLON HEIGHTS AVENUE

BEGINNING at a point on the southeast side of Dillon Heights Avenue which is 50 feet wide at the distance of 510 feet northeast of the centerline of Woodbridge Road which is 50 feet wide.
Being Lot No. 2 in the Minor Subdivision of the "Vance Property" as recorded in the Baltimore County Land Records Liber No. 8798, folio No. 230, containing 0.1381 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.

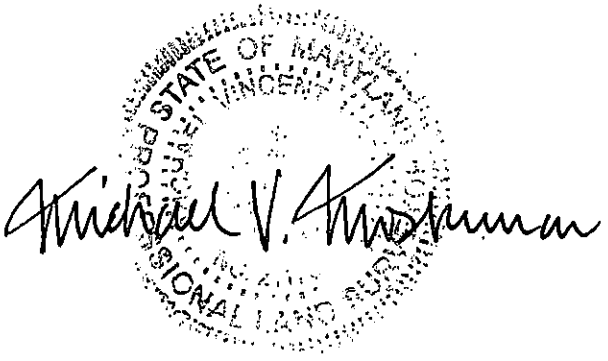


Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175

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

ZONING PROPERTY DESCRIPTION FOR #1331 DILLON HEIGHTS AVENUE

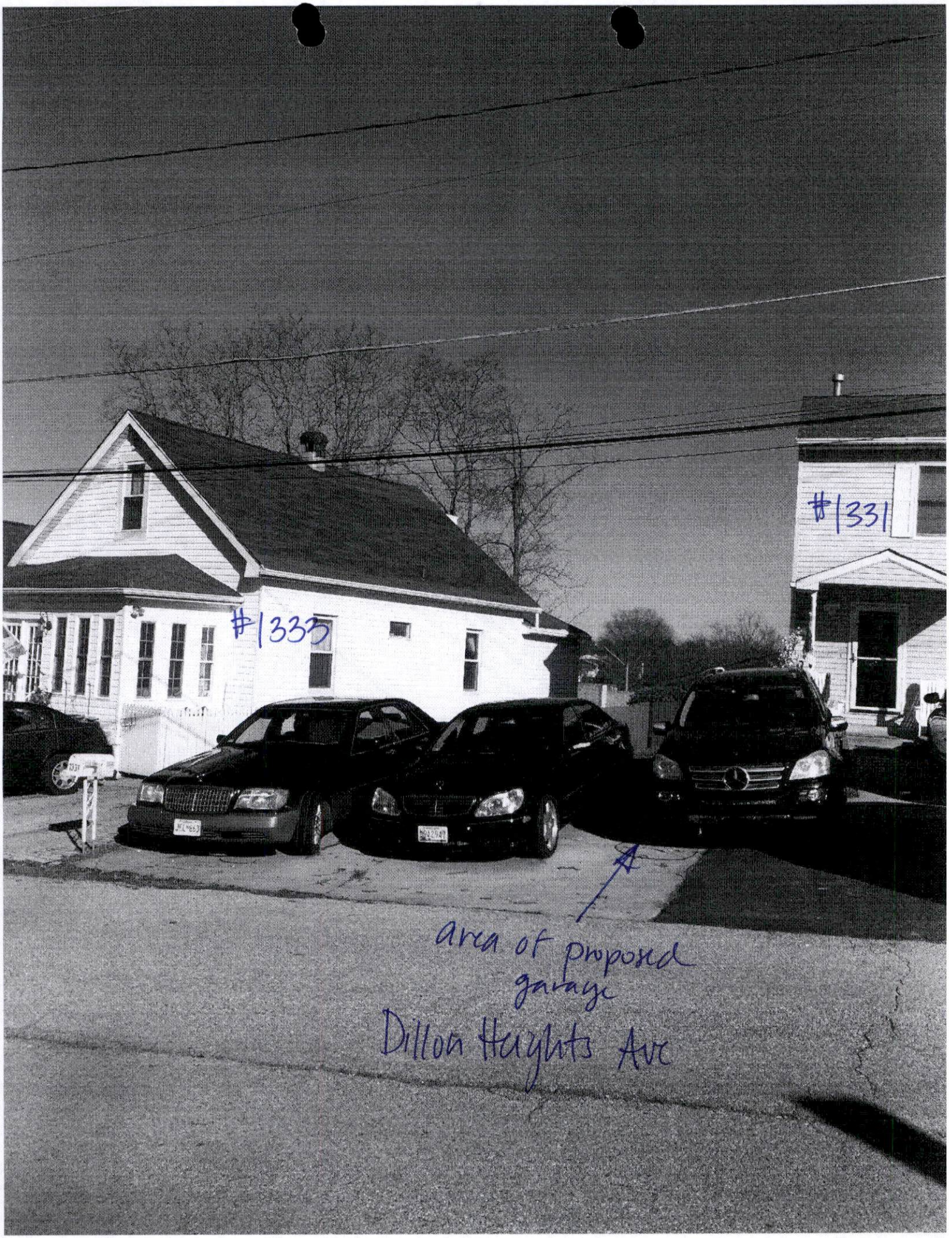
BEGINNING at a point on the southeast side of Dillon Heights Avenue which is 50 feet wide at the distance of 510 feet northeast of the centerline of Woodbridge Road which is 50 feet wide.
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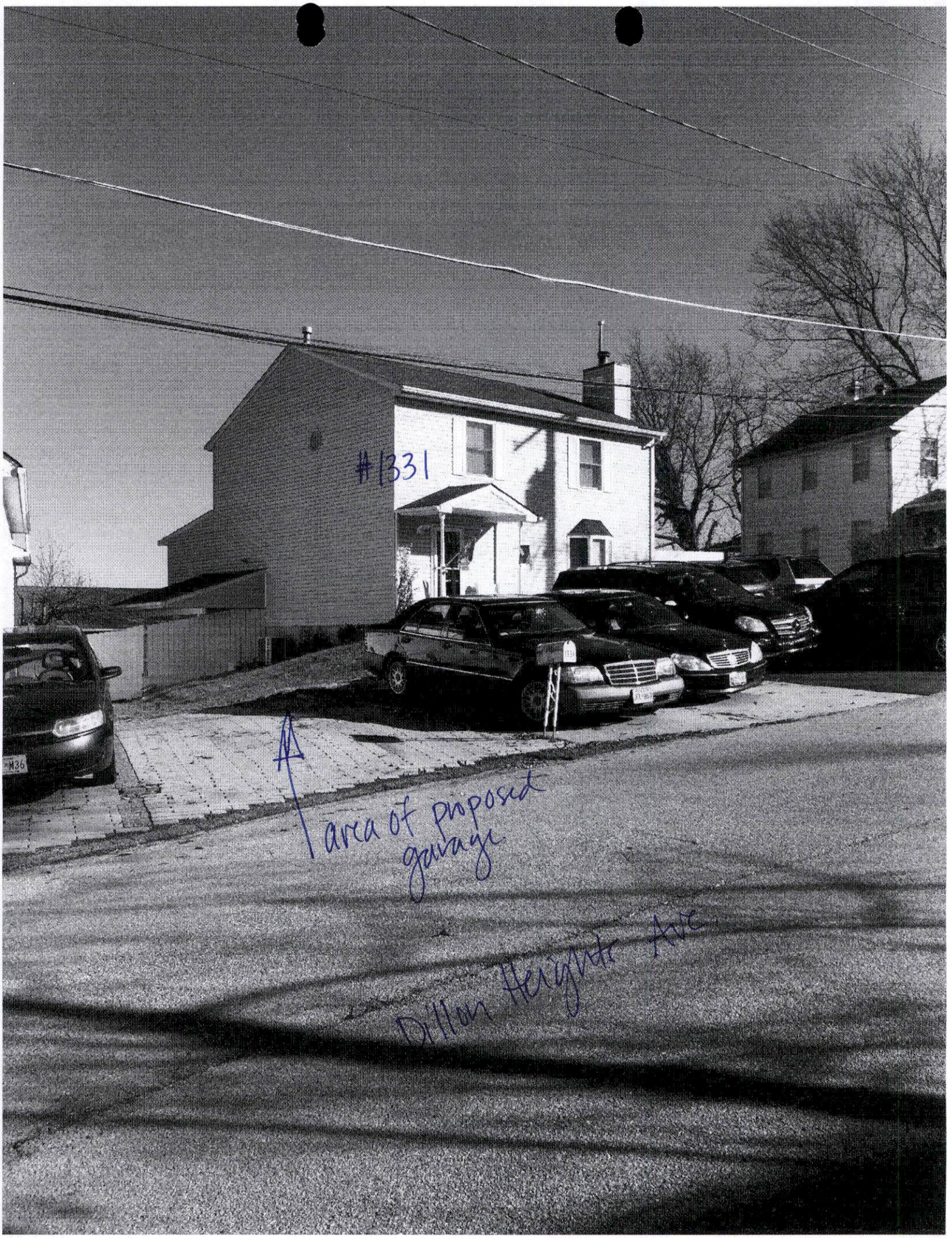

#1331
Subject property
Dillon Heights Avenue


#1335
#1331
area of proposed garage
Dillon Heights Ave

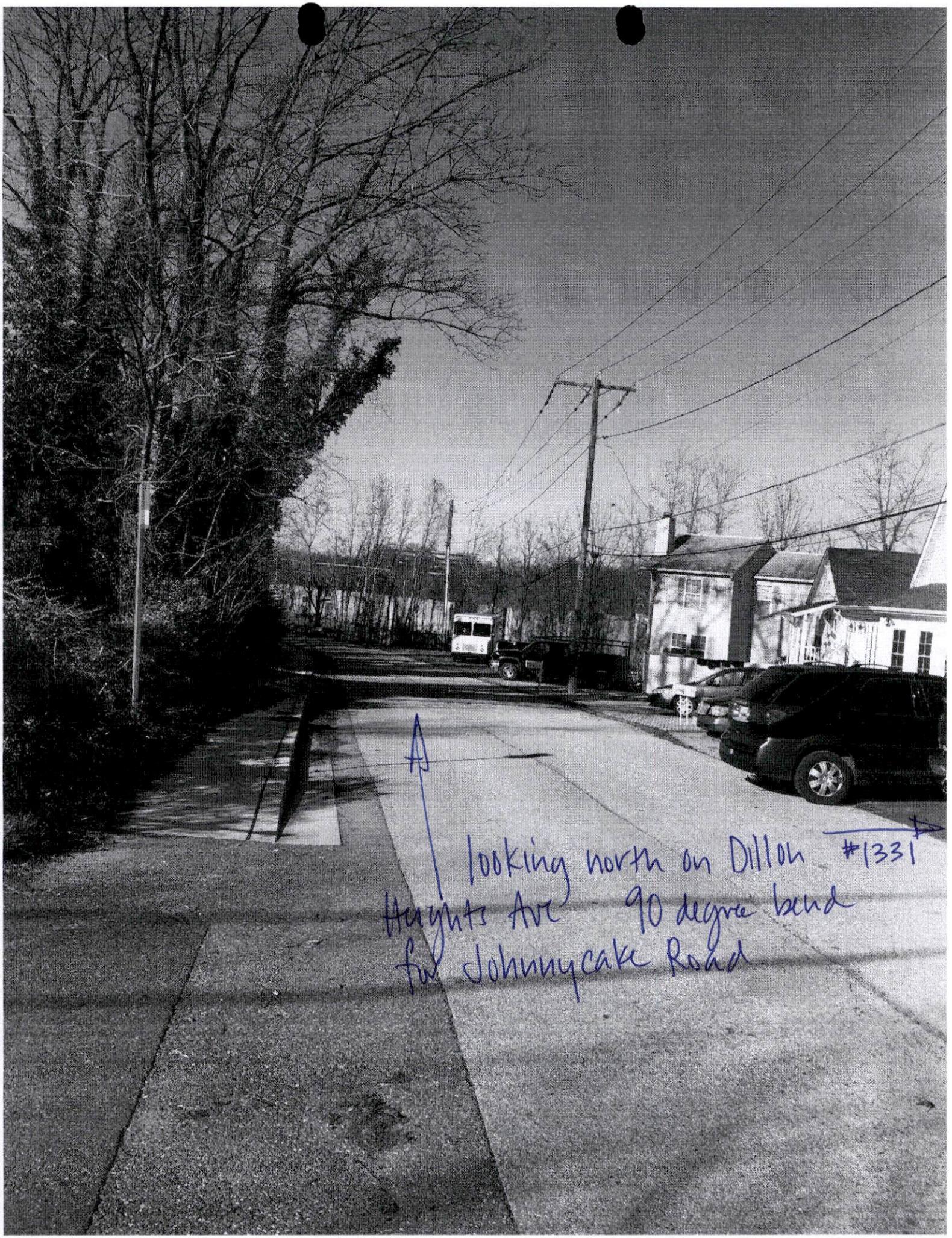


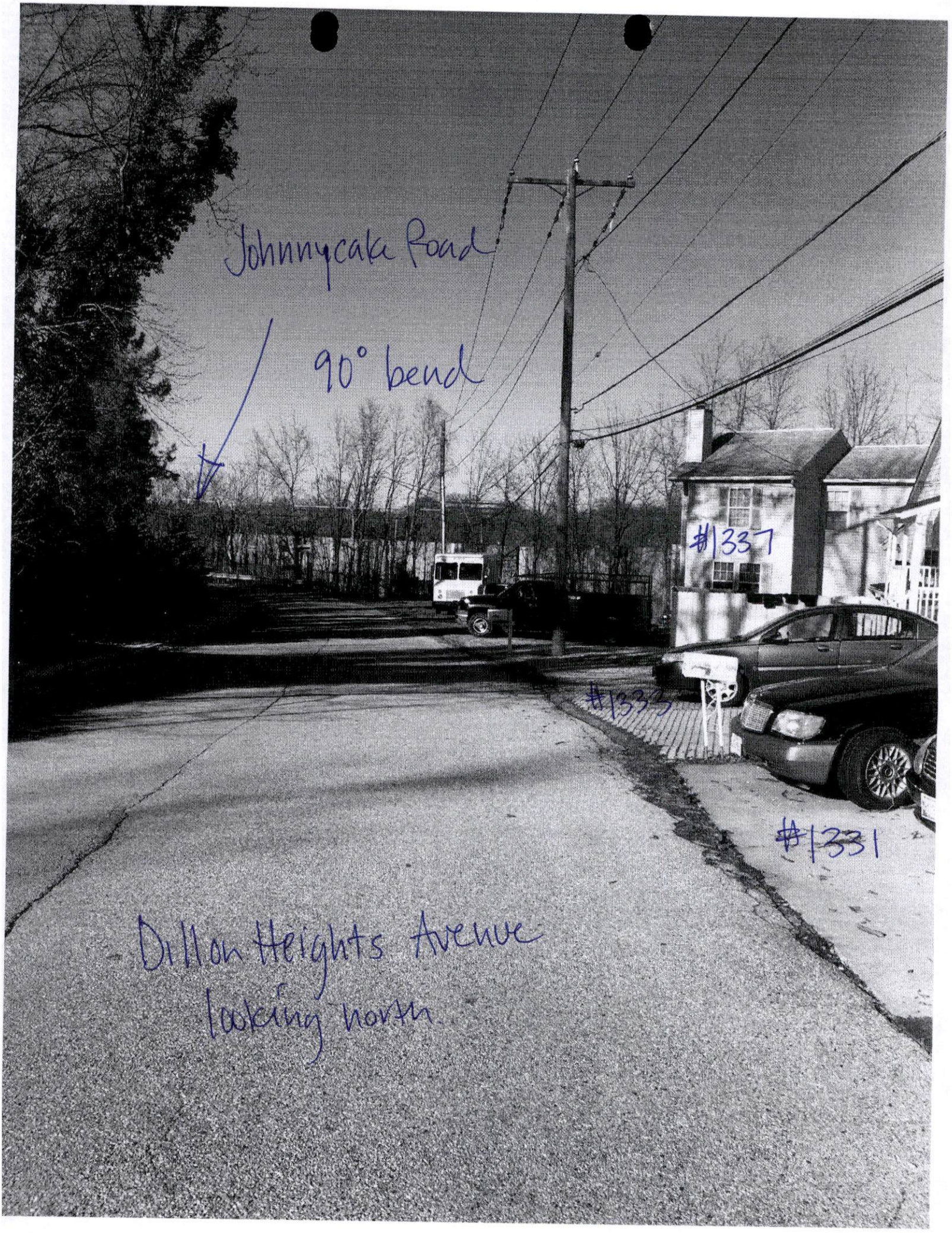
looking south on Dillon Heights toward Woodbridge Road.


#1337
#1333
Dillon Heights Avenue


#1331
area of proposed garage
Dillon Heights Ave


Looking South on
Dillon Hometown Road


looking north on Dillon Heights Ave 90 degree bend for Johnnycake Road
#1331


Johnnycake Road
90° bend
#1337
#1333
#1331
Dillon Heights Avenue
looking north

CASE NO. 2018- 0318-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
5-22	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
6-14	PLANNING (if not received, date e-mail sent _____)	Aesthetics - No object. Traffic Safety - Reservations
5-25	STATE HIGHWAY ADMINISTRATION	No object.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 5-27-18 by Ogle

SIGN POSTING (2nd) Date: _____ by _____

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** - 01 **Account Number** - 2200008293

Owner Information

Owner Name:	KHAN TARIQ KHAN DONNA	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	1331 DILLON HEIGHTS AVE BALTIMORE MD 21228-1123	**Deed Reference:**	/21376/ 00282

Location & Structure Information

Premises Address:	1331 DILLON HEIGHTS AVE 0-0000	**Legal Description:**	.1381 AC 1331 DILLON HEGHTS AVE 206 S JOHNNYCAKE RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0095	0007	0490		0000			2	2016	Plat Ref:	

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1992	2,115 SF	400 SF	6,013 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2017	As of 07/01/2018
Land:	63,000	63,000		
Improvements	165,200	202,400		
Total:	228,200	265,400	253,000	265,400
Preferential Land:	0			0

Transfer Information

Seller: HUYNH CHAU BAO	**Date:** 02/03/2005	**Price:** $265,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /21376/ 00282	**Deed2:**
Seller: HUYNH THANH CHAN	**Date:** 10/08/2003	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /18926/ 00366	**Deed2:**
Seller: VANCE DONALD E,2ND	**Date:** 04/11/2003	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /17833/ 00666	**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	0.00|0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 05/21/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 22 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: May 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0318-A
Address 1331 Dillon Heights Avenue
(Khan Property)

Zoning Advisory Committee Meeting of **May 28, 2018**.

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

Reviewer: Steve Ford

LETTER OF TRANSMITTAL

Site Rite Surveying, Inc.
Shell Building, Room 101
200 East Joppa Road
Towson Maryland 21286
410-828-9060
FAX: 410-828-9066

DIRECT CORRESPONDENCE TO:

RECEIVED
JUL 09 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Office of Administrative Hearings

DATE: 9 July 2018

SUBJECT: Case No. 2018-0318-A
#1331 Dillon Heights Avenue

ATTENTION: Judge Beverungen

OUR FILE: _____

WE ARE: ☐ HEREWITH
☐ UNDER SEPARATE COVER

TRANSMITTING VIA:
☐ MESSENGER
☐ U.S.MAIL (_____) THE FOLLOWING:
☐ _____

QUANTITY	DRAWING	DESCRIPTION AND/OR TITLE
		Motion for Reconsideration

TRANSMITTED AS INDICATED BELOW:

☐ PER AGREEMENT
☐ FOR YOUR INFORMATION
☐ FOR COMMENT
☐ PER YOUR REQUEST
☐ FOR APPROVAL
☐ _____

_____ COPY(S) OF _____ SENT TO _____
_____ COPY(S) OF _____ SENT TO _____
_____ COPY(S) OF _____ SENT TO _____

REMARKS: _____

PLEASE SIGN AND RETURN ONE (1) COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS:

Site Rite Surveying, Inc.
SENT BY: Bernadette

RECEIVED BY: _____
DATE: _____

FILE: LTR OF TRANSMITTAL.DOC\MASTERS\DRIVE C

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 18, 2018

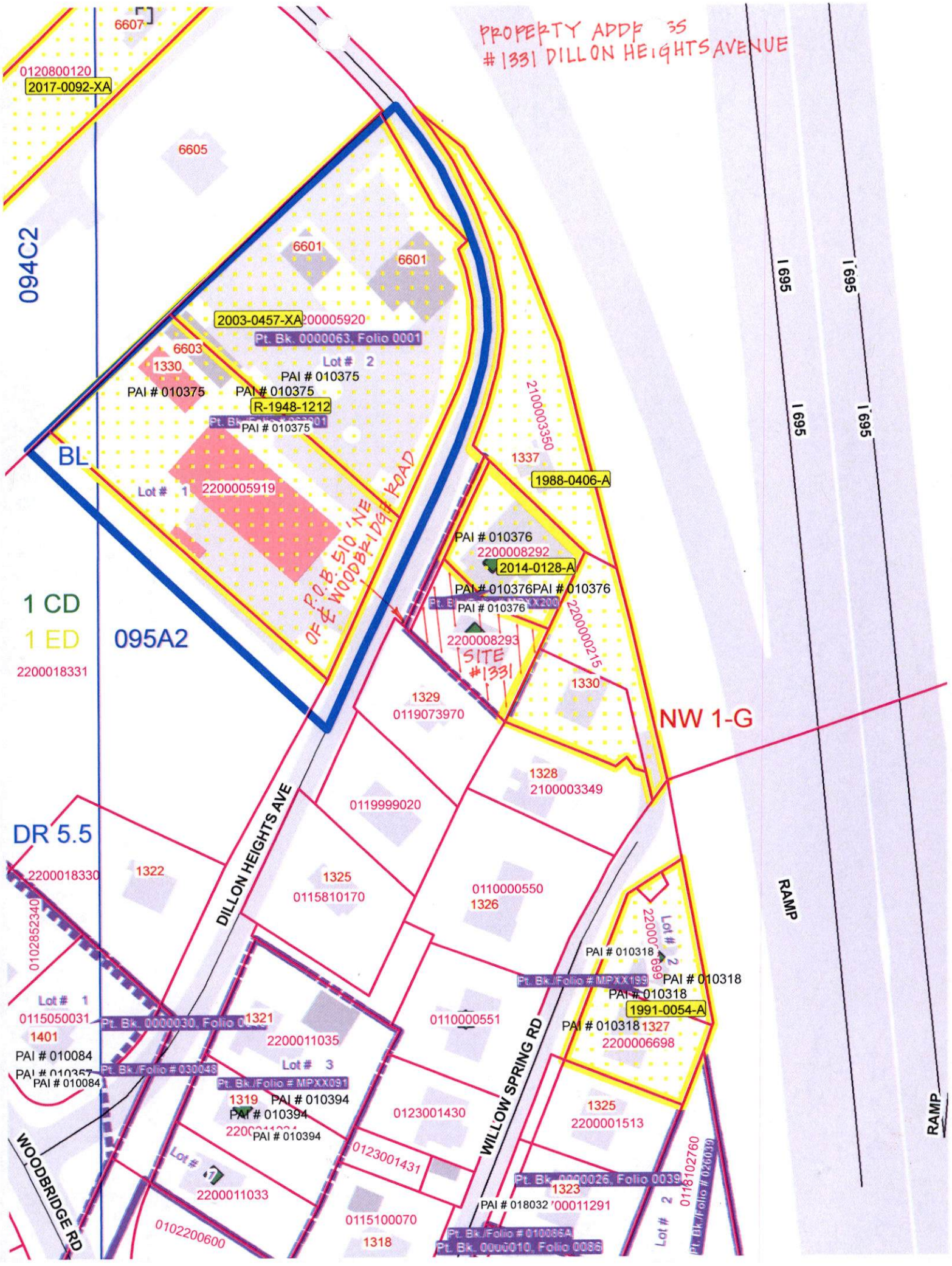
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

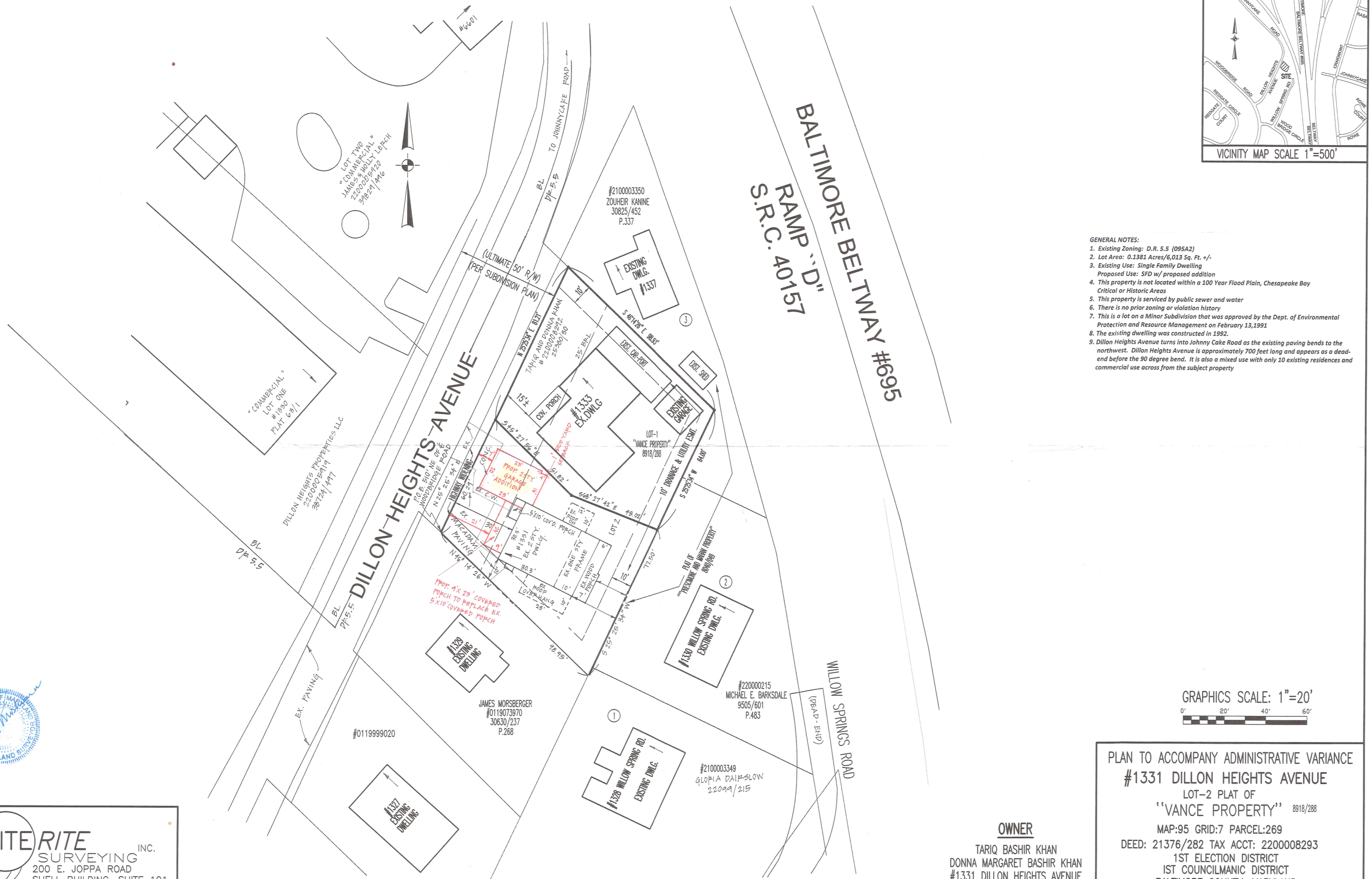
SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0312-A, 0313-SPHA, 0314-A, 0315-A and 0318-A

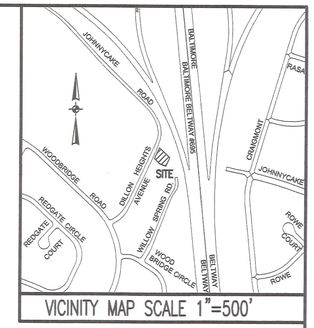
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file


PROPERTY ADDR 35
#1331 DILLON HEIGHTS AVENUE
6607
0120800120
2017-0092-XA
6605
6601
6601
094C2
2003-0457-XA
2200005920
Pt. Bk. 0000063, Folio 0001
6603
1330
Lot # 2
PAI # 010375
PAI # 010375
PAI # 010375
R-1948-1212
PAI # 010375
BL
Lot # 1
2200005919
P.O.B. SIT'NE OF E WOODBRIDGE ROAD
2100003350
1337
1988-0406-A
PAI # 010376
2200008292
2014-0128-A
PAI # 010376PAI # 010376
PAI # 010376
2200000215
2200008293
SITE #1331
1330
1 CD
1 ED
095A2
2200018331
1329
0119073970
NW 1-G
1328
2100003349
0119999020
DR 5.5
2200018330
1322
1325
0115810170
DILLON HEIGHTS AVE
0110000550
1326
0102852340
Lot # 2
2200006699
PAI # 010318
Pt. Bk./Folio # MPXX199
PAI # 010318
PAI # 010318
1991-0054-A
Lot # 1
0115050031
Pt. Bk. 0000030, Folio 0
1321
1401
2200011035
0110000551
PAI # 010318 1327
2200006698
PAI # 010084
Pt. Bk./Folio # 030048
Lot # 3
PAI # 010084
Pt. Bk./Folio # MPXX091
1319
PAI # 010394
PAI # 010394
0123001430
1325
2200001513
WILLOW SPRING RD
WOODBRIDGE RD
Lot # 1
0123001431
Pt. Bk. 0000026, Folio 0039
1323
PAI # 018032
2200011033
0115100070
1318
0102200600
Pt. Bk./Folio # 010086A
Pt. Bk. 0000010, Folio 0086
Lot # 2
0118102760
Pt. Bk./Folio # 026039
I 695
I 695
I 695
I 695
RAMP
RAMP





GENERAL NOTES:

1. *Existing Zoning: D.R. 5.5 (095A2)*
2. *Lot Area: 0.1381 Acres/6,013 Sq. Ft. +/-*
3. *Existing Use: Single Family Dwelling*
   Proposed Use: SFD w/ proposed 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 or violation history*
7. *This is a lot on a Minor Subdivision that was approved by the Dept. of Environmental Protection and Resource Management on February 13,1991*
8. *The existing dwelling was constructed in 1992.*
9. *Dillon Heights Avenue turns into Johnny Cake Road as the existing paving bends to the northwest. Dillon Heights Avenue is approximately 700 feet long and appears as a dead-end before the 90 degree bend. It is also a mixed use with only 10 existing residences and commercial use across from the subject property*

GRAPHICS SCALE: 1"=20'

0' 20' 40' 60'

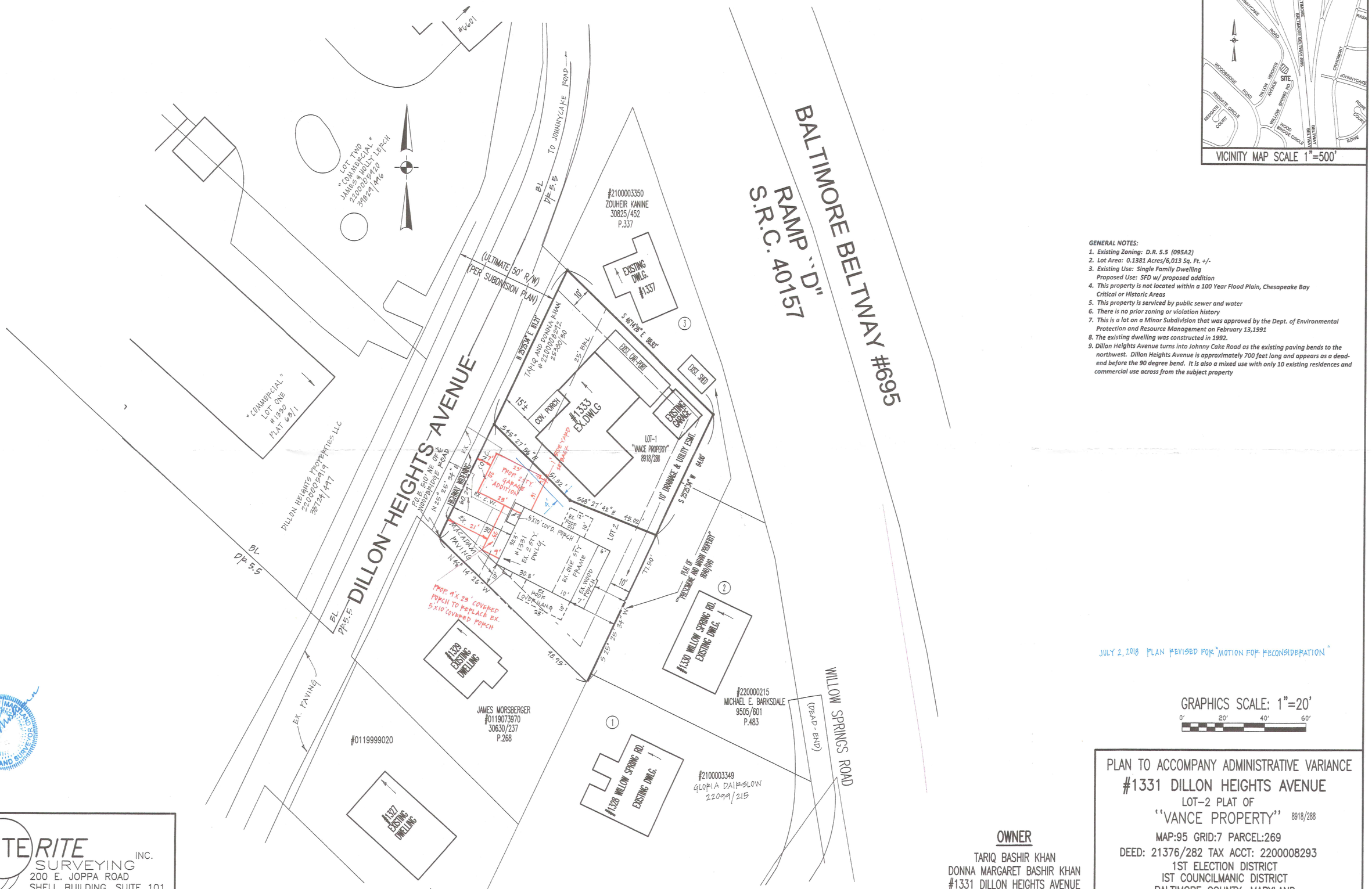
SITE*RITE* SURVEYING INC.
200 E. JOPPA ROAD
SHELL BUILDING, SUITE 101
TOWSON, MD. 21286
PHONE:410-828-9060
FAX:410-828-9066

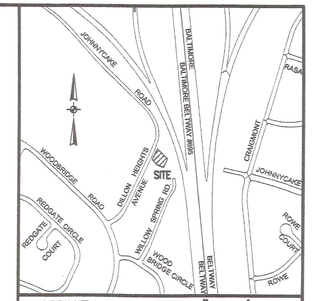
OWNER

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

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE
#1331 DILLON HEIGHTS AVENUE
LOT-2 PLAT OF
"VANCE PROPERTY" 8918/288
MAP:95 GRID:7 PARCEL:269
DEED: 21376/282 TAX ACCT: 2200008293
1ST ELECTION DISTRICT
IST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
MARCH 16,2018
SCALE: 1"=20' #10238

Pet. Exh. 1





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JULY 2, 2018 PLAN REVISED FOR "MOTION FOR RECONSIDERATION"

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0' 20' 40' 60'

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