

MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0322-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 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 HEARING	*	BEFORE THE
(1200 White Avenue)		
15 th Election District	*	OFFICE OF
7 th Council District		
Davud Musayev, <i>Legal Owner</i>	*	ADMINISTRATIVE HEARINGS
Sunay Ahmadov, <i>Lessee</i>		
	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2018-0322-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Davud Musayev, legal owner, and Sunay Ahmadov, lessee (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to approve an amendment of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case No. 2018-0105-X. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Sunay Ahmadov and professional engineer Mostafa Izadi appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Bureau of Development Plans Review (“DPR”). Neither agency objected to the request.

SPECIAL HEARING

This is a relatively straight forward case involving an amendment of a site plan approved last year in Case No. 2018-0105-X. That plan showed spaces for eight (8) motor vehicles to be displayed for sale. The Motor Vehicle Administration (“MVA”) informed Petitioners they must

ORDER RECEIVED FOR FILING

Date 7-20-18

By [Signature]

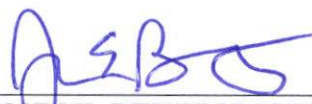
display for sale a minimum of ten (10) vehicles. As such, the plan was amended to indicate an existing garage has been razed, which allowed several additional vehicles to be displayed on site. This is a reasonable request and the petition will therefore be granted.

THEREFORE, IT IS ORDERED this 20th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an amendment of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case No. 2018-0105-X, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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 twelve (12) vehicles may be displayed and offered for sale on site.

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

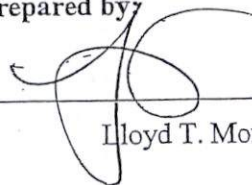
Date 7-20-18

By [Signature]

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

ORDER RECEIVED FOR FILING

Date 11-20-18

By DW



PETITION FOR ZONING HEAR (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, Rosedale, MD which is presently zoned BRAS
 Deed References: 35104/00183 10 Digit Tax Account # 2000007356
 Property Owner(s) Printed Name(s) DAVUD MUSAYEV

(SELECT THE HEARING(S) BY MARKING X 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 ... should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking, from case #2018-0105-X.
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
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 Ahmadow
 Name- Type or Print
[Signature]
 Signature
2226 Sainbal DR., Reston, VA
 Mailing Address City State
20191 / 202-706-4070 / sunay0111 @
 Zip Code Telephone # Email Address
Yahoo.com

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]
 Signature #1 Signature #2
12014 Waterside View Dr. #23 Reston, VA
 Mailing Address City State
20194 / 202-231-8946 / d.musayev29 @
 Zip Code Telephone # Email Address
hotmail.nl

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.
 Zip Code Telephone # Email Address

CASE NUMBER 2018-0322-SPH Filing Date 5/23/18

Do Not Schedule Dates: Reviewer [Signature]

REV. 10/4/11

ORDER RECEIVED FOR FILING
 Date 5/23/18
 By [Signature]

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.



Item #0322

CERTIFICATE OF POSTING

CASE NO. 2018-0322-SPV

PETITIONER/DEVELOPER

SUNAF AHMADOU

MOSTAFA ISADU

DATE OF HEARING/CLOSING

7/19/18

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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1200 WHITE AVENUE

SIGN # 1

THIS SIGN(S) POSTED ON

June 29, 2018

(MONTH, DAY, YEAR)

July 13, 2018

SINCERELY,

Martin Ogle 6/29/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDENBROOK ROAD

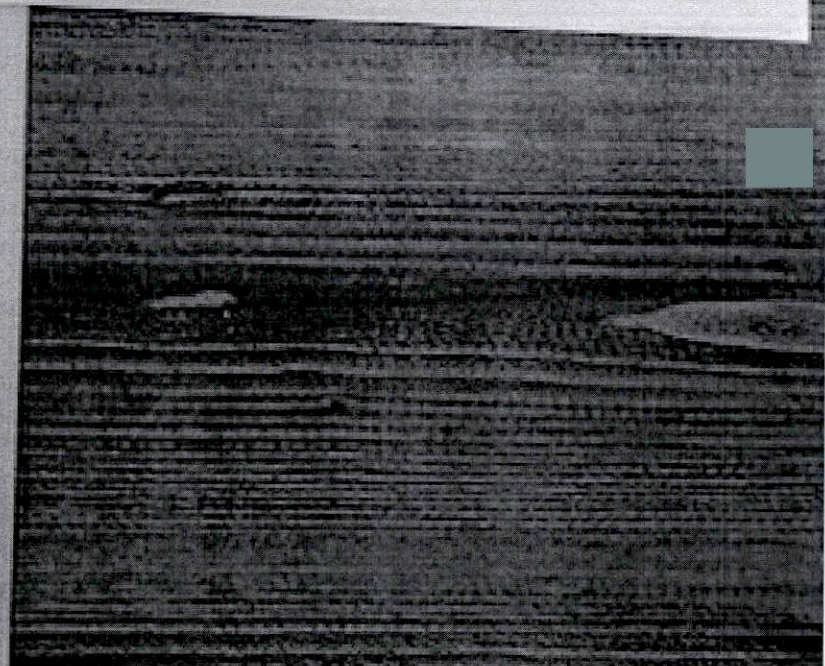
PARKVILLE, MD. 21234

443-629-3411

RECEIVED

JUL 19 2018

OFFICE OF
ADMINISTRATIVE HEARINGS



CERTIFICATE OF POSTING

CASE NO. 2018-0322-SPH

PETITIONER/DEVELOPER

SUNWAY AGALADON
MOSTATA IZADI

DATE OF HEARING/CLOSING

7/19/18

HALTIMORE 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) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

1200 WHITE AVENUE

SIGN # 2

THIS SIGN(S) POSTED ON

June 29, 2018
(MONTH, DAY, YEAR)

July 17, 2018

SINCERELY,

Martin Cole 6/29/18
SIGNATURE OF SIGN POSTER

MARTIN COLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

RECEIVED

JUL 19 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

7/17/18 SIGN #2
ZONING NOTICE

CASE # 2018-0322-SPH

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: Room 245, JETERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, 21204
DATE AND TIME: THURSDAY JULY 19, 2018 AT 10:00 AM

REQUEST:
SPECIAL HEARING TO PETITIONER WISHES TO SET THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE THE
AMENDMENT OF THE PETITIONER'S APPROVED SITE PLAN,
RETRACTING THE TRAILER IN FRONT AND THE LAYOUT OF
DRIVEWAY PAVING FROM CASE 2018-0322-SPH.

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.



Item #0322

CERTIFICATE OF POSTING

CASE NO. 2018-0322-SPH

PETITIONER/DEVELOPER

SUNAY AHMADOV

MOSTAFA IZADI

DATE OF HEARING/CLOSING

7/19/18

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

1200 WHITE AVENUE
SIGN #1

THIS SIGN(S) POSTED ON June 29, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/29/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2018-0322-SPH

PETITIONER/DEVELOPER

SUNAY AHMADOV

MOSTAFA IZADI

DATE OF HEARING/CLOSING

7/19/18

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

1200 WHITE AVENUE

SIGN # 2

THIS SIGN(S) POSTED ON

June 29, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/29/18

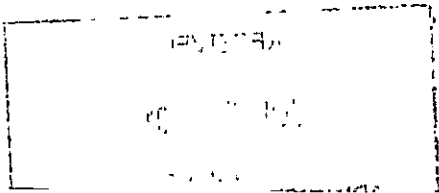
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



ZONING NOTICE

CASE # 2018-0322-SPH

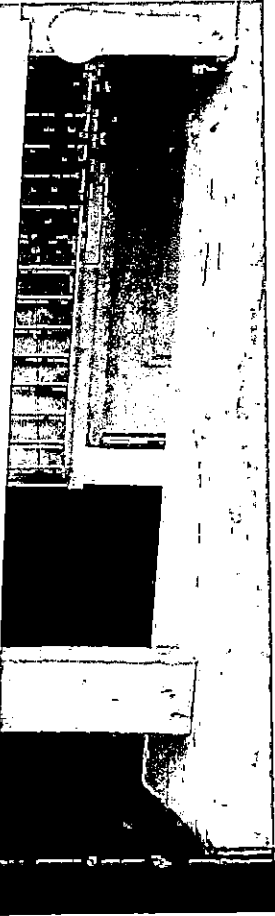
A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

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

DATE AND TIME: THURSDAY JULY 19, 2018 AT 11:00 A.M.

REQUEST:
SPECIAL HEARING TO DETERMINE WHETHER OR NOT THE
ADMINISTRATIVE LAW JUDGE SHOULD APPROVE THE
AMENDING OF THE PREVIOUSLY APPROVED SITE PLAN,
REFLECTING THE REMOVAL OF GARAGE AND THE LAYOUT OF
DISPLAY PARKING FROM CASE 2018-0105-X.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY,
TO CONFIRM HEARING CALL 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



6/29/18 *[Signature]*

SIGN#2

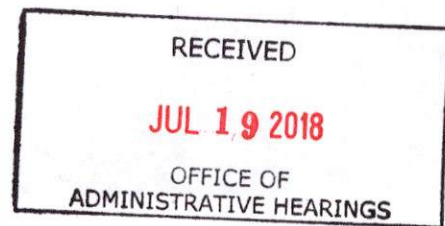
JB 7-19-18
11 Am

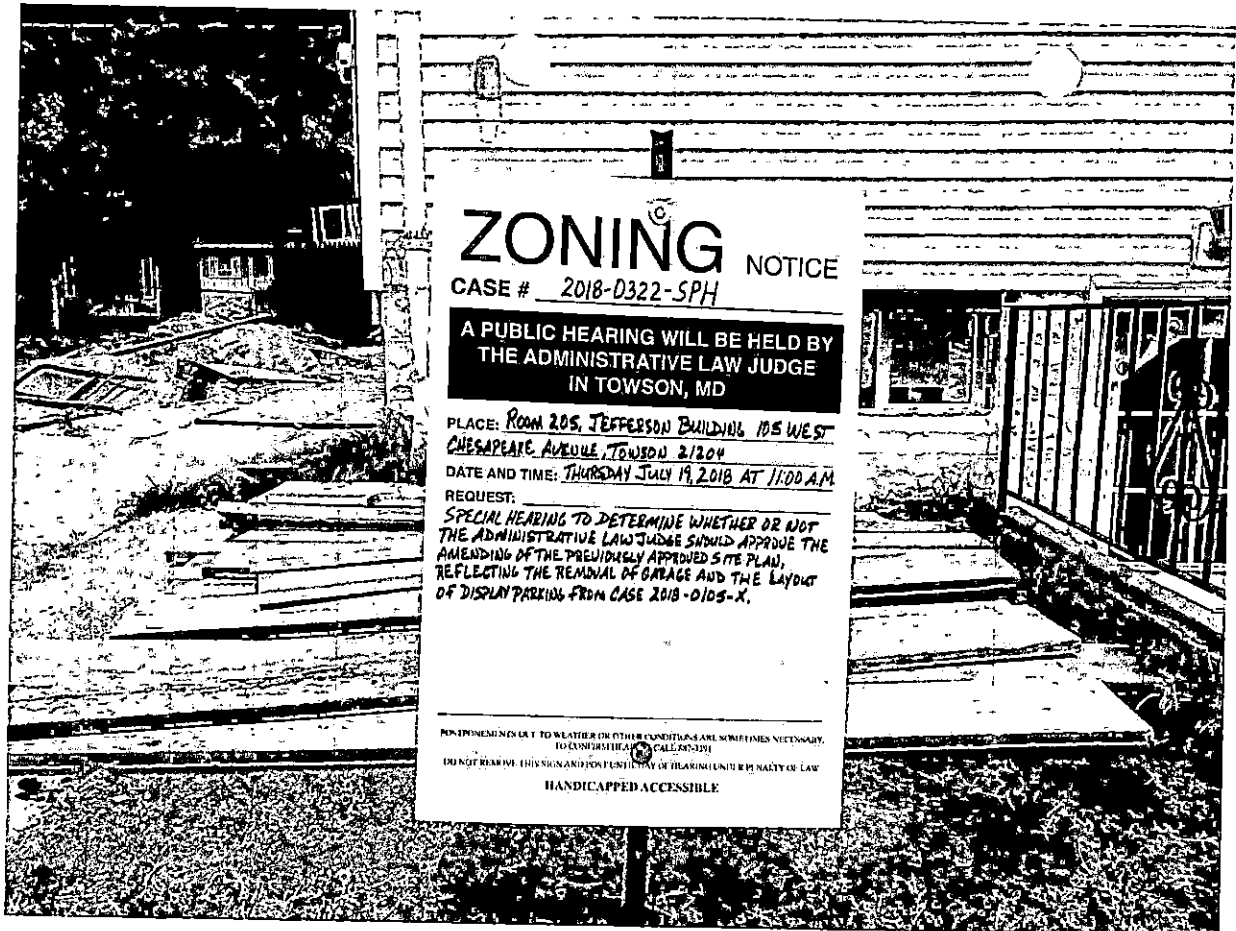
Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Wednesday, July 18, 2018 2:34 PM
To: Administrative Hearings
Subject: 1200 White Ave
Attachments: IMG_0645.jpg; ATT00001.txt; IMG_0644.jpg; ATT00002.txt

2018-0322-SPH

2nd set of certificates





ZONING NOTICE

CASE # 2018-0322-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: ROOM 205, JEFFERSON BUILDING 105 WEST
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DATE AND TIME: THURSDAY JULY 19, 2018 AT 11:00 A.M.

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AMENDING OF THE PREVIOUSLY APPROVED SITE PLAN,
REFLECTING THE REMOVAL OF GARAGE AND THE LAYOUT
OF DISPLAY PARKING FROM CASE 2018-0105-X.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SO FORTHWITH NECESSARY,
TO COUNTERSTAMP CALL 410-331-1211
DO NOT REMOVE THIS SIGN AND FOR FURTHER INFORMATION OF HEARING UNIT REPLY BY FAX
HANDICAPPED ACCESSIBLE

6/29/18 *myattm8*

SIGN#1



PETITION FOR ZONING HEARING 3(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, Rosedale, MD which is presently zoned

Deed References: 35101/00183 10 Digit Tax Account # 2000007356

Property Owner(s) Printed Name(s) DAVUD MUSAYEV

(SELECT THE HEARING(S) BY MARKING **X** 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 ... should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking, from case #2018-0105-X.

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

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 Ahmadov
Name- Type or Print

[Signature]
Signature

2226 Sanibal DR. Reston, VA
Mailing Address City State

20191 / 202706 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

CASE NUMBER 2018-0322-SPH Filing Date 5/23/18

By

Legal Owners (Petitioners):

David Musayev
Name #1 - Type or Print Name #2 - Type or Print

[Signature]
Signature #1 Signature #2

12014 Waterside View Dr. #23 Reston, VA
Mailing Address City State

20194 / 202281-8946 / d.musayev29@hotmail.nl
Zip Code Telephone # Email Address

Representative to be contacted:

Mostafa Izadi, PE
Name - Type or Print

[Signature]
Signature

P.O. Box 129 Ridewood, MD
Mailing Address City State

21139, (410)382-9180, mizadi@aec-engineers.com
Zip Code Telephone # Email Address

Do Not Schedule Dates: Reviewer [Signature]

REV. 10/4/11

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
Kotroco & Associates
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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: 2018-0312-A

1740 E. Joppa Road

N/s E. Joppa Road at the corner of Emge Road

9th Election District – 5th Councilmanic District

Legal Owners: 1740 E. Joppa Road, LLC, Mike Weber

Variance 1. To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building"; 2. To approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance; 3. To allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy within direct customer access and to allow 2 canopy signs in lieu of one; 4. To allow an existing joint ID sign to remain without the words "The" & "Building". For such other and further relief as the nature of this cause may require.

Hearing: Wednesday, July 18, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1). HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Ben Battaglia
Battaglia Homes, LLC
14333 Jarrettsville Pike
Phoenix, MD 21131

443-987-5804

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: 2018-0326-A
8116 Redstone Road
E/s Redstone Road, 547 ft. W/f of Yellowstone Road
11th Election District – 5th Councilmanic District
Legal Owners: Joseph Esposito

Variance to permit a proposed detached accessory structure (garage) to be located in the front yard in lieu of the required rear yard; and to amend the Final Development Plan of Fox Creek Farm, Lot 5 only.

Hearing: Friday, July 20, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Sunay Ahmadov
2226 Sanibal Drive
Reston, VA 20191

202-706-4070

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: 2018-0322-SPH

1200 White Avenue

NE/s White Avenue, 50 ft. NW of the centerline of Pulaski Highway

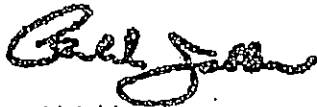
15th Election District – 7th Councilmanic District

Legal Owners: Davud Musayev

Contract Purchaser/Lessee: Sunay Ahmadov

Special Hearing to determine whether or not the Administrative Law Judge should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case 2018-0105-X.

Hearing: Thursday, July 19, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Greg Ottensmeyer
3337 Edwards Lane
Baltimore, MD 21220

410-499-4734

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: 2018-0321-SPHA
3339 Edwards Lane
E/s Edwards Lane, 352 ft. S/of Park Road
15th Election District – 6th Councilmanic District
Legal Owners: Gregory Ottensmeyer

Special hearing To determine whether or not the Administrative Law Judge should approve temporarily, an existing accessory building (shed) to remain on a vacant property, prior to construction of a proposed single family dwelling and continue to remain after dwelling construction. Variance to permit an existing accessory building (shed) to be located partially within the side yard in lieu of the required rear yard only.

Hearing: Thursday, July 19, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Sunay Ahmadov
2226 Sanibal Drive
Reston, VA 20191

202-706-4070

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: 2018-0322-SPH

1200 White Avenue

NE/s White Avenue, 50 ft. NW of the centerline of Pulaski Highway

15th Election District – 7th Councilmanic District

Legal Owners: Davud Musayev

Contract Purchaser/Lessee: Sunay Ahmadov

Special Hearing to determine whether or not the Administrative Law Judge should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case 2018-0105-X.

Hearing: Thursday, July 19, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

June 12, 2018

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: 2018-0322-SPH

1200 White Avenue

NE/s White Avenue, 50 ft. NW of the centerline of Pulaski Highway

15th Election District – 7th Councilmanic District

Legal Owners: Davud Musayev

Contract Purchaser/Lessee: Sunay Ahmadov

Special Hearing to determine whether or not the Administrative Law Judge should approve the amending of the previously approved site plan, reflecting the removal of garage and the layout of display parking from Case 2018-0105-X.

Hearing: Thursday, July 19, 2018 at 11:00 a.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: Sunay Ahmadov, 2226 Sainbal Drive, Reston VA 20191
Davud Musayev, 12014 Waterside View Drive, #23, Reston VA 20194
Mostafa Izadi, P.O. Box 129, Riderwood 21139

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 29, 2018.**
- (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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
1200 White Avenue; NE corner of White *
Avenue 50' NW of Pulaski Highway * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): David Musayev * BALTIMORE COUNTY
Contract Purchaser(s): Sunay Ahmadov *
Petitioner(s) * 2018-322-SPH

* * * * *

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.

RECEIVED

MAY 31 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 2018, 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 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: 2018-0322-SPH

Property Address: 1200 White Av, Rosedale, MD 21237

Property Description: northeast side of White Ave., northwest
of Pulaski Hwy (ie: north corner of intersection)

Legal Owners (Petitioners): David Musayev

Contract Purchaser/Lessee: Sunay Ahmedov

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. Sunay Ahmedov

Company/Firm (if applicable): _____

Address: 2226 Sanibel Dr.
Reston, VA 20191

Telephone Number: (202) 706-4070

Date: 5/23/18

BUSINESS ACTUAL TIME IN
5/23/2018 5/23/2018 09:34:25

REG #502 WALKIN JEE
RECEIPT # 053505 5/23/2018 UFL
Lept 25 52B ZORING VERIFICATION

REC'D NO. 16835
Rec'd Tot \$500.00
\$500.00 Cr 1.00 CH
Baltimore County, Maryland

Rev Sub Source/ Rev/										BS Acct Amount	
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept	Obj	BS Acct	Amount		

001	806	0000		6150				\$500
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[illegible]

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Total: 12500

Rec: 6-11-1997

From } Ahmedov

[illegible]

FOI	20100000	newline	Case 7:20-cv-00223-JTH
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DISTRIBUTION

~~WHITE - CASHIER~~ ~~PINK - AGENCY~~ ~~YELLOW - CUSTOMER~~ ~~GOLD - ACCOUNT~~

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 12, 2018

Davud Musayen
12014 Waterside View Drive #23
Reston VA 20194

RE: Case Number: 2018-0322 SPH, Address: 1200 White Avenue

Dear Mr. Musayen:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 23, 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,

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
Sunay Ahmadov, 2226 Sainbal Drive, Reston VA 20191
Mostafa Izadi, PE, P. O. Box 129, Riderwood MD 21139



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. 2018-0322-SPH

Special Hearing
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

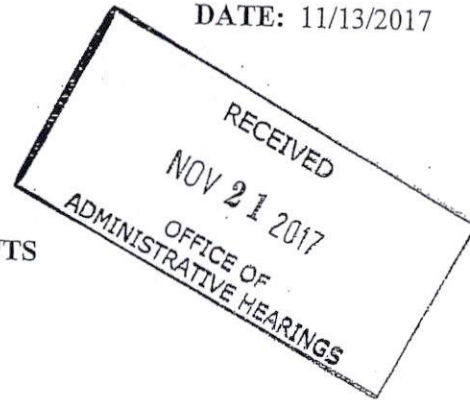
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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:

- ~~These 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.

ORDER RECEIVED FOR FILING

Date 11-20-18

By AW

7-19

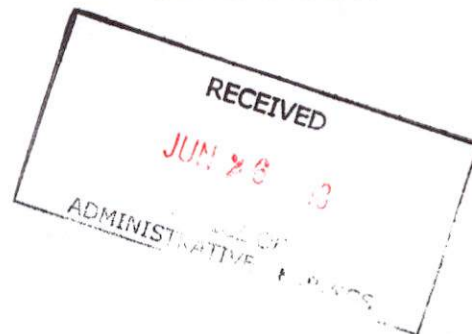
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-322



INFORMATION:

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

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve amending of the previously approved site plan, reflecting the removal of the garage and the layout of display parking, from Case# 2018-105.

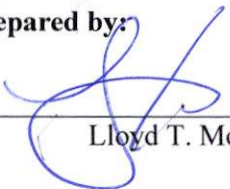
A site visit was conducted on June 5, 2018. The site is the subject of previous zoning Case# 2018-105 wherein a special exception for used motor vehicle sales was granted with conditions.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon the following:

- The petitioners comply with all Department comments as amended by the Administrative Law Judge and made a part of his Order in the aforementioned zoning Case# 2018-105

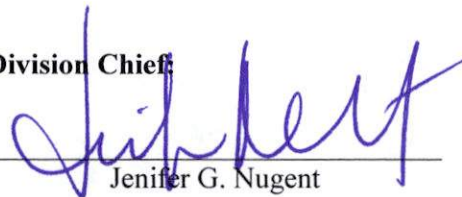
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief



Jennifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
Mostafa Izadi, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County

RECEIVED
JUN 1 1970
OFFICE OF
ADMINISTRATIVE HEARINGS

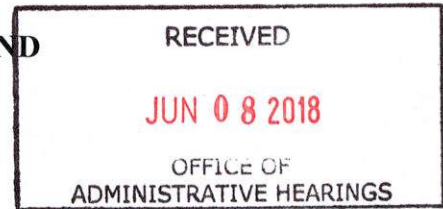
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Handwritten signature

7-19

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: June 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0322-SPH
Address 1200 White Avenue
(Musayev Property)

Zoning Advisory Committee Meeting of **June 4, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
FROM: *me* Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For June 4, 2018
Item No. 2018-0322-SPH

DATE: June 21, 2018

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. The proposed painted islands should be converted to landscape islands with plantings. A lighting Plan is also required.

* * * * *

VKD: cen
cc: file

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: June 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0322-SPH
Address 1200 White Avenue
(Musayev Property)

Zoning Advisory Committee Meeting of **June 4, 2018**.

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

Reviewer: Steve Ford

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/21	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
6/7	DEPS (if not received, date e-mail sent _____)	NO COMMENT
	FIRE DEPARTMENT	
6/21	PLANNING (if not received, date e-mail sent _____)	NO Obj. Condition
5/25	STATE HIGHWAY ADMINISTRATION	NO Obj.
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 2018-0105-X)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 6/29/18	by Ogle
SIGN POSTING (2 nd)	Date: 7-17-18	by Ogle
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

2018-0322
PH

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 2000007356			
Owner Information					
Owner Name:		MUSAYEV DAVUD	Use:		COMMERCIAL/RESIDENTIAL
			Principal Residence:		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: Plat Ref:
0089	0023	0659		0000	1 2018 0054/0069
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area	Finished Basement Area		Property Land Area
1940		1344			7,157 SF
County Use	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 01/01/2018	As of 07/01/2017	As of 07/01/2018
Land:		80,600	85,800		
Improvements		81,000	81,000		
Total:		161,600	166,800	161,600	163,333
Preferential Land:		0			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	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

JB 12-7-17

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(1200 White Avenue)		
15 th Election District	*	OFFICE OF
7 th 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.

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:

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

12-7

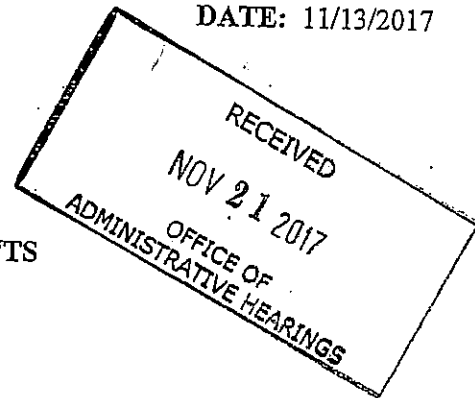
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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.

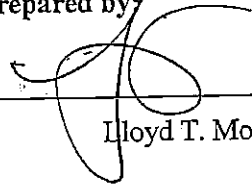
The Department does not object to granting the petitioned zoning relief only upon petitioners successfully addressing the following comments:

- ~~These 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

CASE NAME 1200 White Ave.
CASE NUMBER 2018-0322-SFH
DATE 7-19-18

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
------	---------	------------------	----------

[illegible]

Sherry Nuffer

From: Kristen L Lewis
Sent: Tuesday, July 17, 2018 2:47 PM
To: Sherry Nuffer
Subject: FW: Missing Zoning Hearing Notices
Attachments: BSMG LEGAL ADS FAX#1 6-13-18

FYI, this is the reply from the Corporate office for the Jeffersonian.

Kristen Lewis
PAI – Zoning Review
410-887-3391

From: Welenc, Charlie [mailto:cwelenc@tronc.com]
Sent: Tuesday, July 17, 2018 2:08 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Missing Zoning Hearing Notices

Hello Kristen,

We just received an email from Ellen in our local office in regards to 3 missing Zoning Hearing Notices that you have not received proof of publications from June 28th. From what we can see on our end, it appears those three did not publish. We are looking into what happened and why those three did not run as requested. At this time, is there anything that we can do on our end in regards to these three notices to help resolve this. If speaking about it over the phone is easier, please feel free to give me a call at 312-981-7298, or you can let me know the best number to reach you at.

Best,

Charlie Welenc
Team Lead, Inbound Sales
160 N Stetson Ave. Chicago, IL 60601
312-981-7298 | Direct



Formerly Tribune Publishing
Our calls may be recorded for quality and training purposes

Hi Brendan – Kristin from the Baltimore County Zoning office called concerning these 4 ads which were supposed to publish in the Jeffersonian on June 28th. She never received the Certificates for them. I tried to look them up in the computer by the billing phone number and could not locate them. I then looked at the archives of the paper that day – but could only locate one of the ads. (2018-0312-A)

Once you determine the ad numbers for the other three ads – let me know and then we can send out Certificates.

Attached is the email that was forwarded to your office from our office containing these ads.

Thanks!

2018-0321-SPHA

2018-0322-SPH

2018-0326-A

2018-0312-A – Found – order number 5675396

**Baltimore County Government**

Historic Courthouse
400 Washington Ave
Towson, Maryland 21204

Fax

To:	Jeffersonian.	From:	PAI Zoning Fax
Fax:	4103326446	Fax:	410-887-3048
Company:		Voice:	410-887-3373
Voice:		Email:	paizoningfax@baltimorecountymd.gov

Date: June 13, 2018
Subject: Advertisement Requests

Comments:

Please publish accordingly. Thanks,

Kristen Lewis
PAI - Zoning Review
410-887-3391

CONFIDENTIALITY NOTICE:

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify the sender to arrange for return of the original documents.

7/19
11 AM

Case No.: 2018-0322-SFH-1200 White Avenue

Exhibit Sheet

8-21-18

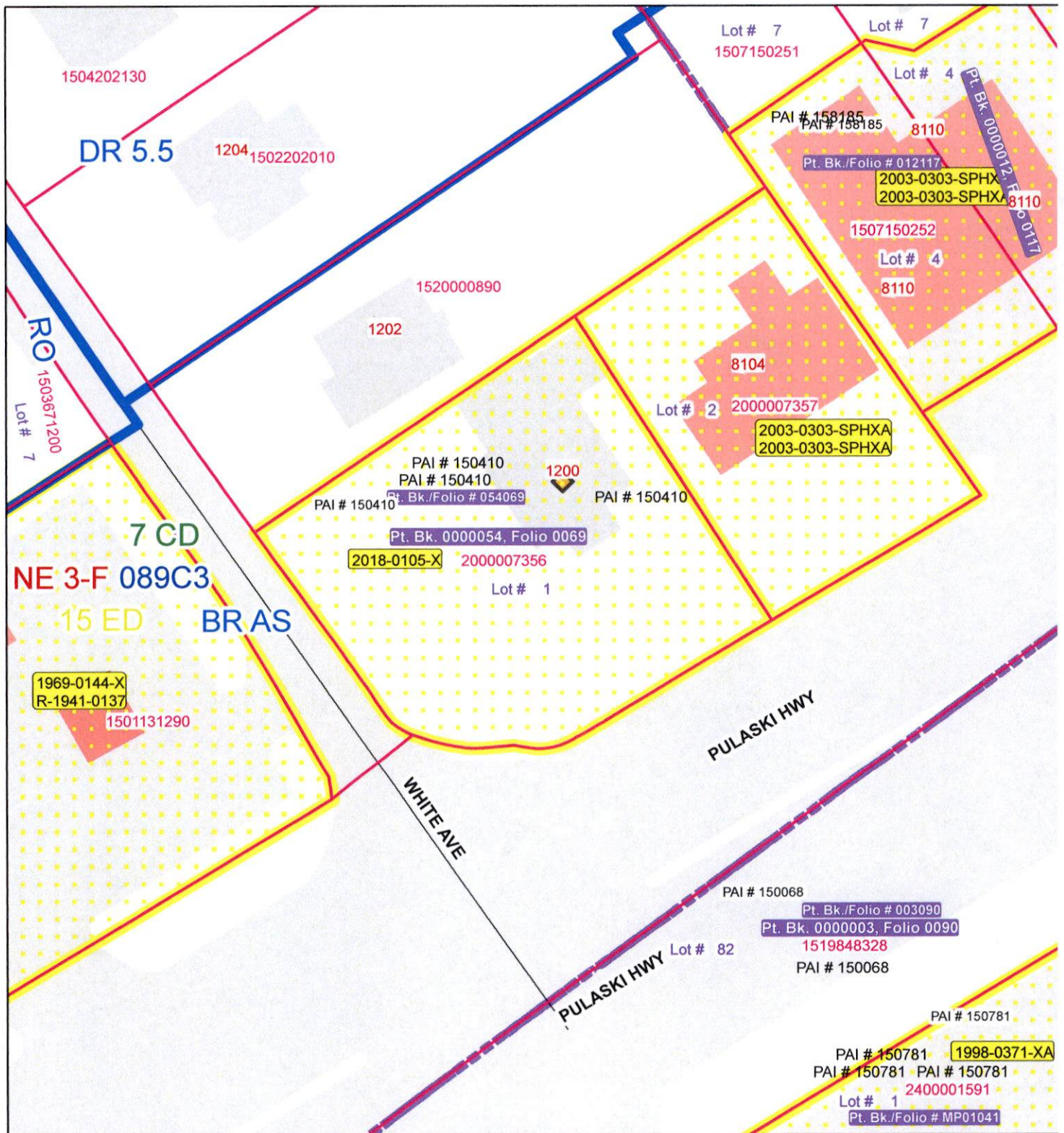
Petitioner/Developer

7-20-18

Protestants

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

1200 White Avenue



Publication Date: 5/22/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0322

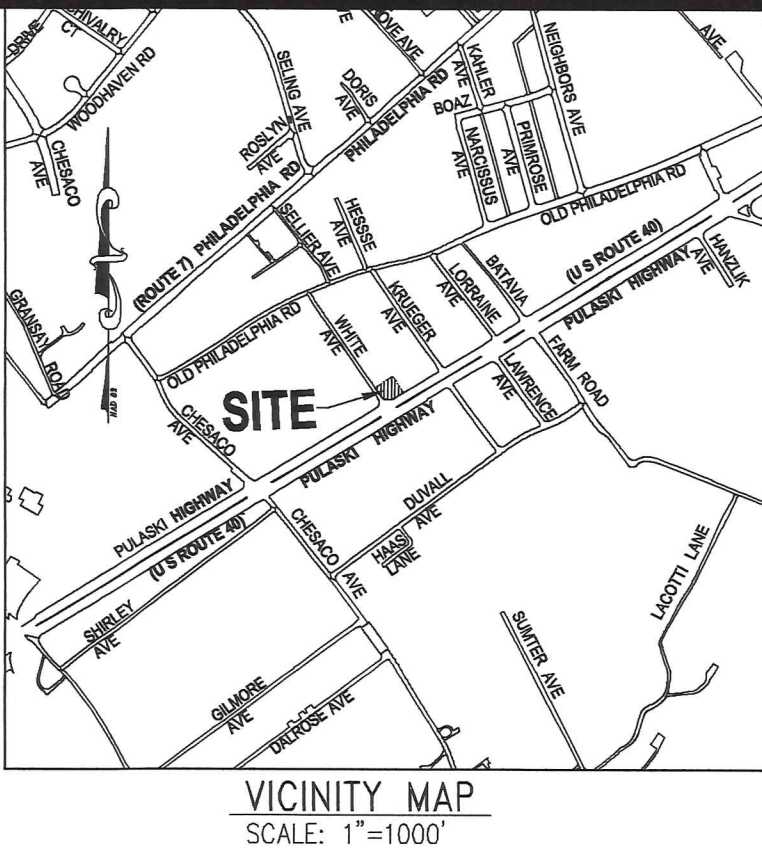
ZONING HEARING PLAN FOR SPECIAL EXCEPTION HEARING X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING, SPECIAL EXCEPTION HEARING
ADDRESS 1200 WHITE AVENUE, BALTIMORE COUNTY, MD 21237
OWNER NAME DAVUD MUSAYEV
APPLICANT NAME SUNAY AHMEDOV
SUBDIVISION NAME LOT#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

SITE ZONED:
ELECTION DISTRICT:
COUNCIL DISTRICT:
LOT AREA ACREAGE
LOT AREA SQUARE FEET
HISTORIC ?
IN CBCA ?
IN FLOODPLAIN
UTILITIES ? MARK WITH X
WATER IS:
SEWER IS:
PUBLIC X PRIVATE
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 = 12
DISPLAY AREA SPACES = 7

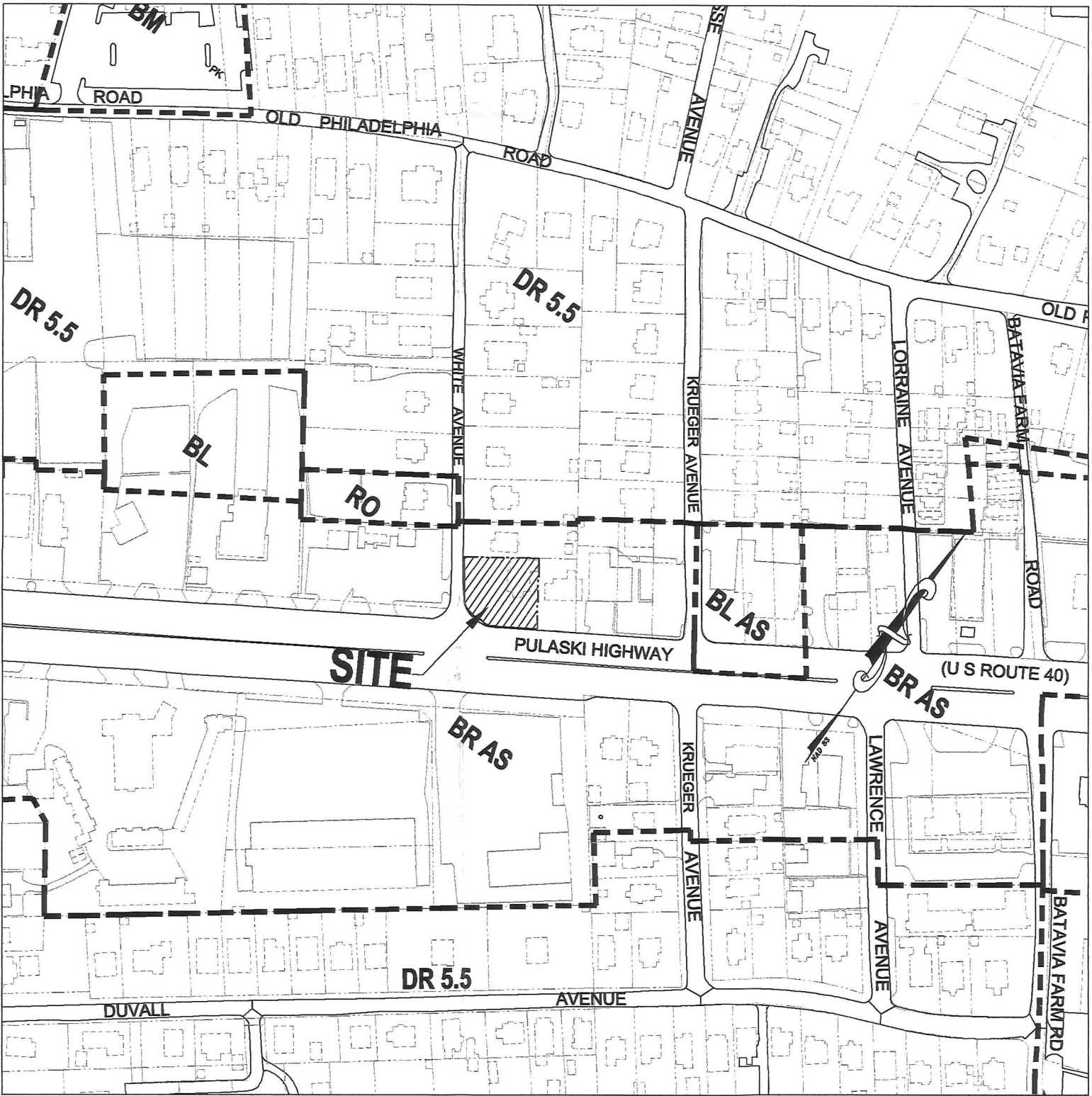
FLOOR AREA, GROSS(FLOOR AREA RATIO) CALCULATIONS:
GROSS BUILDING AREA =1,344 SQ.FT.
PROPERTY AREA =7,157 SQ.FT.
(1,344 SQ.FT/7,157 SQ.FT) = 0.187



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)
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.

SPECIAL REQUIREMENTS BY CASE No. 2018-0105-X
1. THERE SHALL BE NO DAMAGED OR DISABLED VEHICLES ON-SITE.
2. THERE SHALL BE NO WORKING ON OR DETAILING VEHICLES ON-SITE.
3. ANY SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE BCZR. THE DEPARTMENT WILL NOT SUPPORT ANY VARIANCE TO SIGNAGE ON THIS SITE.
4. NO TEMPORARY SIGNAGE MAY BE LOCATED WITHIN THE PULASKI HIGHWAY RIGHT-OF-WAY.

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



ZONING MAP
SCALE: 1"=200'

#2018-0322-SPH
RD

"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.12248, EXPIRATION DATE:02/11/2019
OWNER:
DAVUD MUSAYEV
APPLICANT:
SUNAY AHMEDOV
2226 SANIBEL DRIVE
RESTON, VA 20191
PH: (202)-706-4070

Advanced Engineering Consultants, PC
Engineers & Planners
P.O.BOX 129 RIDERWOOD, MD 21139
TEL: 410-382-9180
mizrahi@aec-engineers.biz

AEC

REVISIONS	DESCRIPTION	BY	DATE

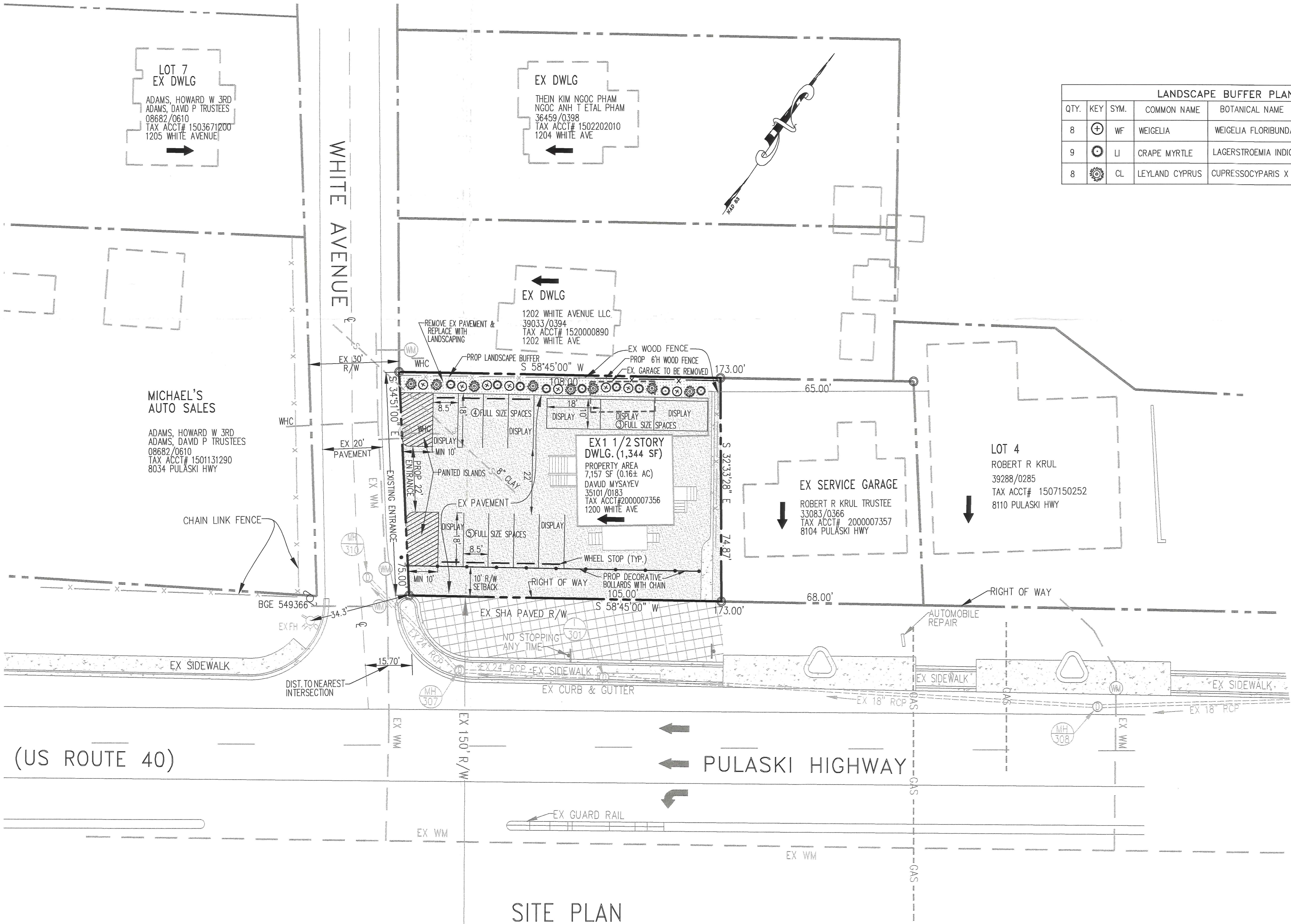
TITLE: PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING
USED MOTOR VEHICLE OUTDOORS SALES
1200 WHITE AVENUE
ELECTION DISTRICT NO.15
COUNCILMANIC DISTRICT NO.07
TAX MAP 89, GRID 23, PARCEL 659
BALTIMORE COUNTY, MD 21237



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

DATE: 05/22/2018

SHEET 1 OF 1

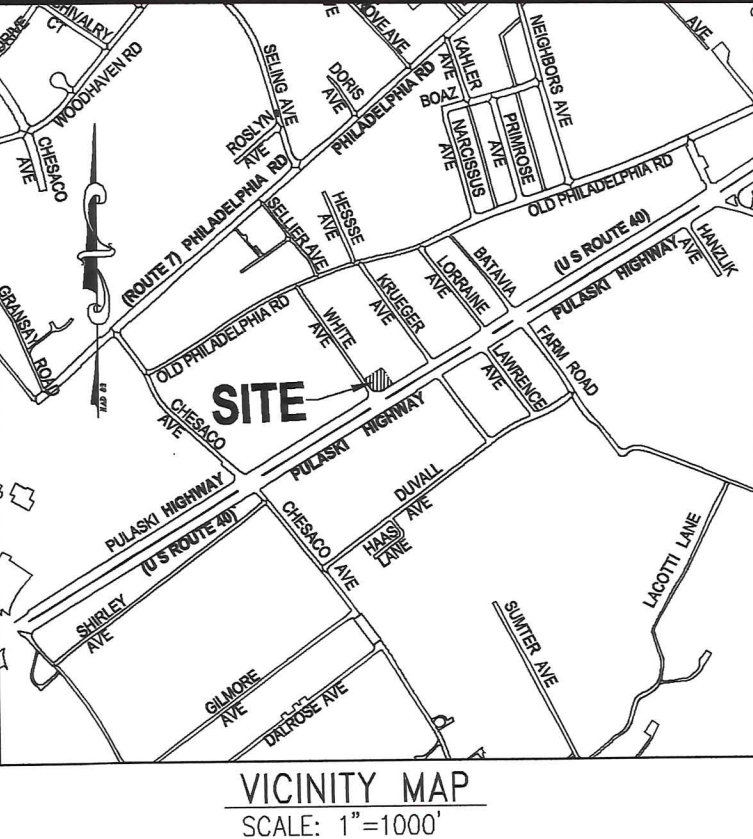


SITE PLAN
SCALE: 1"=20'

ZONING HEARING PLAN FOR SPECIAL EXCEPTION HEARING X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
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SITE ZONED: BR AS
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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

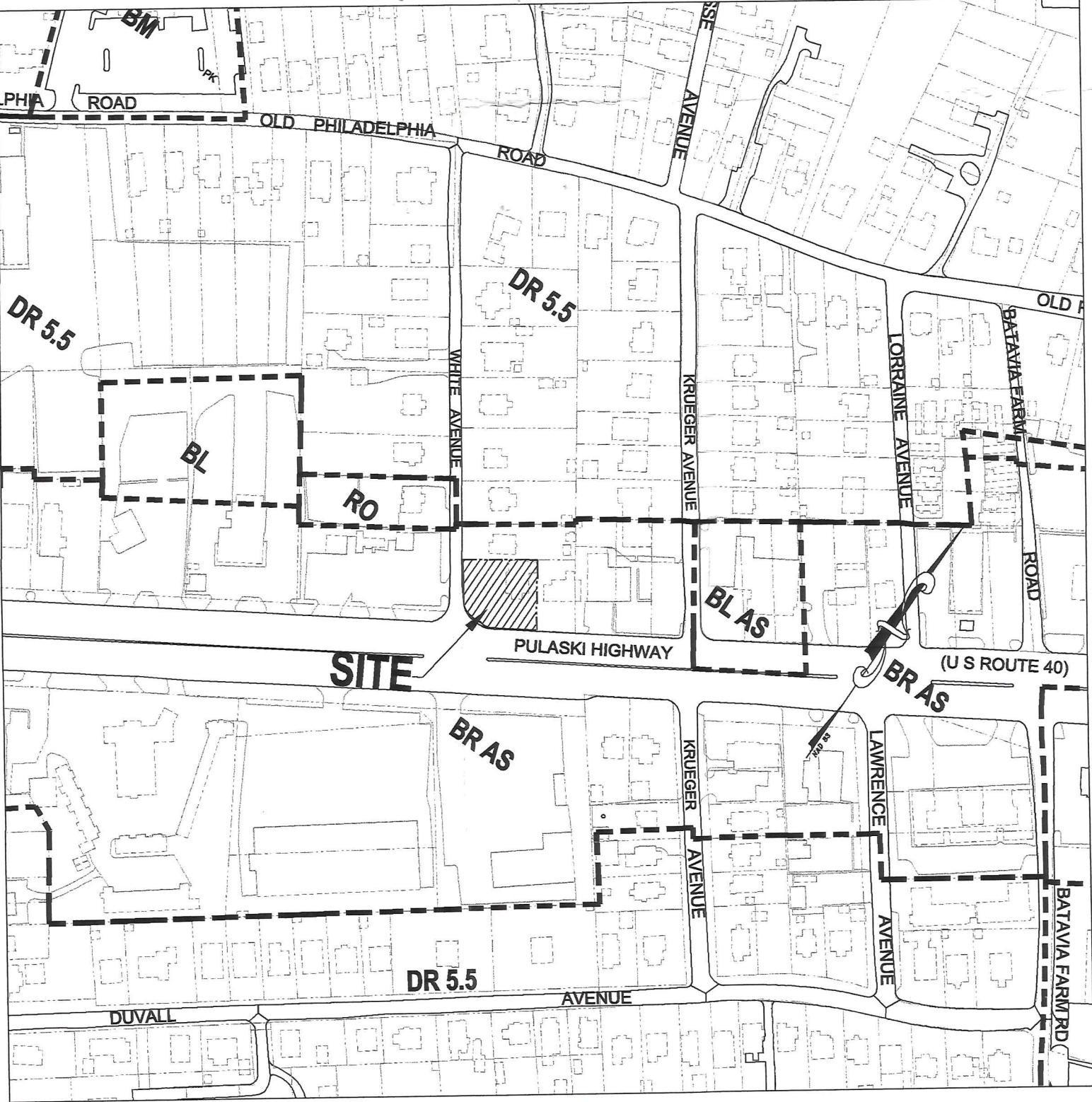
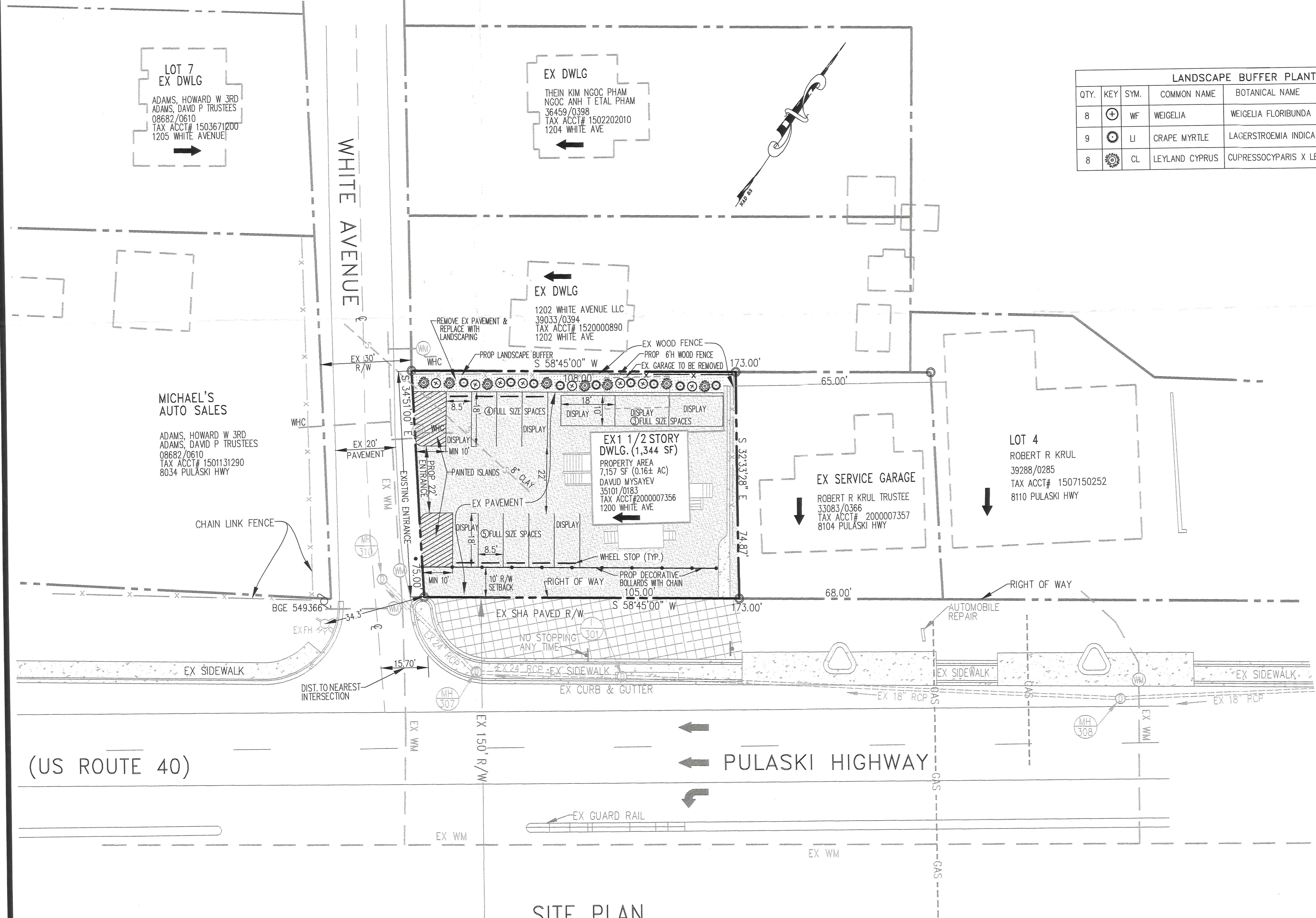
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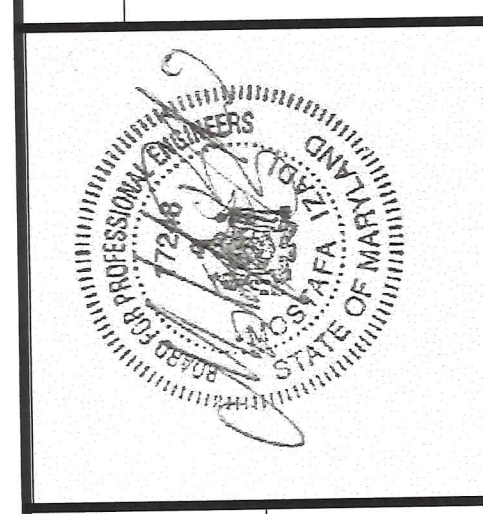
ZONING MAP
SCALE: 1"=200'

SITE PLAN
SCALE: 1"=20'

Advanced Engineering Consultants, P.C.
Engineers & Planners
P.O. BOX 129 RIDERWOOD, MD 21139
TEL: 410-382-9180 FAX: 410-296-0505
mizadi@aec-engineers.biz

REVISIONS	DESCRIPTION	BY	DATE

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PET. No. 1