

MEMORANDUM

DATE: August 28, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0364-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 27, 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
(1301 Lincoln Woods Drive)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
S. Habeeb Ashruf & Aneesa Ashruf	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0364-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, S. Habeeb Ashruf and Aneesa Ashruf (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a rear addition with a rear setback of 22 ft. in lieu of the required 30 ft. and to amend the Final Development Plan (“FDP”) of Woodbridge Valley for Lot 136 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 7-27-18

By 193

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a rear addition with a rear setback of 22 ft. in lieu of the required 30 ft. and to amend the Final Development Plan ("FDP") of Woodbridge Valley for Lot 136 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 7-27-18

By [Signature]



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 1301 LINCOLN WOODS DRIVE Currently zoned DR 5.5
Deed Reference 06018 / 00560 10 Digit Tax Account # 1600007464
Owner(s) Printed Name(s) ASHRUF SYED HABEER, ASHRUF ANEESA

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

Section: 1B02.3.C.1

To permit a rear addition with a rear setback of 22feet in lieu of the required 30 feet and to amend the Final Development Plan of Woodbridge Valley for lot 136 only.

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):

S. HABEER ASHRUF / ANEESA ASHRUF
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

1301 LINCOLN WOODS DR. BALT. MD
Mailing Address City State

21228 / 410-747-3534 /
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:

MOHAMMED I. MUFTI
Name – Type or Print

Signature

12440 FREDERICK RD WEST FRIENDSHIP MD
Mailing Address City State

21794 / 443-604-3127 / brymufti@gmail.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 7 day of July, 2018, 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 2018-0364-A Filing Date 6/26/2018 Estimated Posting Date 7/8/18 Reviewer [Signature]

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: 1301 LINCOLN WOODS DRIVE BALTIMORE 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)

THE REAR PROPERTY LINE AND THE SITING ORIENTATION OF THE SINGLE
STORY HOUSE IS NOT PARALLEL. PLANNED REAR ADDITION TO THE
HOUSE CUT UP THE ROOMS INTO THREE STEPS DUE TO ANGLED REAR
PROPERTY LINE/SETBACK AND CAUSING EXPENSIVE CONSTRUCTION
COST AND LESS DESIRABLE USE OF THE NEW ADDITION.

WE REQUEST REAR SETBACK OF 22 FEET IN LIEU OF THE
REQUIRED 30 FEET.

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

[Signature]
Signature of Owner (Affiant)

SYED HABEER ASHRUF
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ANEESA ASHRUF
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 29 day of MAY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES ADEOYE

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

My Commission Expires 9/23/2020





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Deed Reference 06018 / 00560 10 Digit Tax Account # 1600007464
Owner(s) Printed Name(s) ASHRUF SYED HABEER, ASHRUF ANEESA

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

Section 1B02.3.C.1

To permit a rear addition with a rear setback of 22feet in lieu of the required 30 feet and to amend the Final Development Plan of Woodbridge Valley for lot 136 only.

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.

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Owner(s)/Petitioner(s):

S. HABEER ASHRUF / ANEESA ASHRUF
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

1301 LINCOLN WOODS DR. BALT. MD
Mailing Address City State

21228 / 410-747-3534 /
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:

MOHAMMED I. MUFTI
Name – Type or Print

Signature

12440 FREDERICK WEST FRIENDSHIP MD
Mailing Address City State

21794 / 443-604-3127 / brymufti@gmail.com
Zip Code Telephone # Email Address

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Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0364-A Filing Date 7/26/2018 Estimated Posting Date 7/8/18 Reviewer W

Affidavit in Support of Administrative Variance

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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)

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STORY HOUSE IS NOT PARALLEL. PLANNED REAR ADDITION TO THE
HOUSE CUT UP THE ROOMS INTO THREE STEPS DUE TO ANGLED REAR
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REQUIRED 30 FEET.

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[Signature]
Signature of Owner (Affiant)

SYED HABEER ASHRUF
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ANEESA ASHRUF
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 29 day of MAY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: JAMES ADEOYE

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
My Commission Expires 9/23/2020

OFFICIAL SEAL
JAMES ADEOYE
NOTARY PUBLIC-MARYLAND
BALTIMORE COUNTY
My Commission Expires

Affidavit in Support of Administrative Variance

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

[Signature]
Signature of Owner (Affiant)

SYED HABEEB ASHRUF
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

ANEESA ASHRUF
Name- Print or Type

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[Signature]
Notary Public
My Commission Expires 12/31/2020





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FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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Owner(s) Printed Name(s) ASHRUF SYED HABEER, ASHRUF ANEESA

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

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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. ☒ ADMINISTRATIVE VARIANCE from Section(s)

Section: 1B02.3.C.1

To permit a rear addition with a rear setback of 22feet in lieu of the required 30 feet and to amend the Final Development Plan of Woodbridge Valley for lot 136 only.

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.

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Owner(s)/Petitioner(s):

S. HABEER ASHRUF / ANEESA ASHRUF
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

1301 LINCOLN WOODS DR. BALT. MD
Mailing Address City State

21228 / 410-747-3534
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:

MOHAMMED I. MUFTI
Name – Type or Print

Signature

12440 FREDERICK RD WEST FRIENDSHIP MD
Mailing Address City State

21794 / 443-604-3127 / byrmufti@gmail.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 2018-0364-A Filing Date 6/26/2018 Estimated Posting Date 7/8/18 Reviewer [Signature]

ZONING PETITION PROPERTY DESCRIPTION

PART A

Zoning Property Description for 1301 Lincoln Woods Drive, Baltimore, MD 21228.
Beginning at a point on the South side of Lincoln Woods Drive which is 60 Feet wide at a distance of 177 feet Southwest of the centerline of the nearest improved intersecting street Union Hall Court which is 50 feet wide.

PART B

Being Lot #(136), Block (J), Section #(5) in the subdivision of Woodbridge Valley in Baltimore County Plat Book #(35), Folio #(105), containing 11,682 Sq. Ft. Located in the (1st) Election District and (1st) Council District.

2018-0364-A

Sherry Nuffer

From: Marty Ogle <mert1114@aol.com>
Sent: Thursday, July 19, 2018 8:30 PM
To: Administrative Hearings
Subject: 1301 Lincoln Woods Dr.
Attachments: IMG_0652.jpg; ATT00001.txt; IMG_0651.jpg; ATT00002.txt

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2018-0364-A

PETITIONER/DEVELOPER

S. ARIEL
Amara Asatuf

DATE OF HEARING/CLOSING

7/23/18

SALTIMORE 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

1301 LINCOLN WOODS DRIVE

(THIS SIGN(S) POSTED ON

July 5, 2018 July 19, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/5/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-7411



CERTIFICATE OF POSTING

CASE NO. 2019-2304-A

PERMITTED DEVELOPER

S. HARRIS

ANITA ASHLEY

DATE OF HEARING CLOSING

7/13/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

10 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTY OF PERJURY THAT THE
ALTERNARY SIGNS EQUIPPED BY LAW WERE POSTED CONSPICUOUSLY ON
ONE PROPERTY LOCATED AT

1301 LINCOLN WILKES DRIVE

SIGN # 2

DATES SIGNS POSTED ON

July 5, 2019

July 12, 2019

(MONTH, DAY, YEAR)

SINCERELY,

MARTIN ORLE

(SIGNATURE OF SIGN CENTER)

MARTIN ORLE

6912 MACBRIDE ROAD

PARKVILLE, MD 21234

410-682-7412





DONALD I. MOHLER III
County Executive

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

July 24, 2018

S Habeer Ashreuf
Aneesa Ashruf
1301 Lincoln Woods Drive
Baltimore MD 21228

RE: Case Number: 2018-0364 A, Address: 1301 Lincoln Woods Drive

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 26, 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
Mohammed I Mofti, 12440 Frederick Road, West Friendship MD 21794

7/5/18 SIGN#1 7/5/18 SIGN#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case Number: 2018-0364-A
TO PERMIT AN ADDITION TO A SINGLE FAMILY DWELLING WITH A REAR SETBACK OF 22 FEET IN LIEU OF THE REQUIRED 30 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF WOODBRIDGE VALLEY FOR LOT 136 ONLY

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, JULY 23, 2018. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. GROSS PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case Number: 2018-0364-A
TO PERMIT AN ADDITION TO A SINGLE FAMILY DWELLING WITH A REAR SETBACK OF 22 FEET IN LIEU OF THE REQUIRED 30 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF WOODBRIDGE VALLEY FOR LOT 136 ONLY

PUBLIC HEARING ?

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111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. GROSS PENALTY OF LAW.
MEETING IS HANDICAP ACCESSIBLE

3-1270-8100

ZONING PROPERTY DESCRIPTION FOR 3005 WELLS RD.

Beginning at a point on the South side of Wells Rd. which is 40 feet wide at the distance of 170 feet East of the centerline of McComas Rd. which is 40 feet wide.

Being Lot # 83 in the subdivision of "Battle Park" as recorded in Baltimore County Plat Book # 0007, Folio # 0058, containing 10,500 square feet. Located in the 15th Election District and 7th Council District.

2018-0361-A

CERTIFICATE OF POSTING

CASE NO. 2018-0364-A

PETITIONER/DEVELOPER

S. HABEEL
AWESA ASHRAF

DATE OF HEARING/CLOSING

7/23/18

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

1301 LINCOLN WOODS DRIVE
SIGN # 1

THIS SIGN(S) POSTED ON July 5, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/5/18
SIGNATURE OF SIGN POSTER

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

CERTIFICATE OF POSTING

CASE NO. 2018-0364-A

PETITIONER/DEVELOPER

S. HABEEL

AWESA ASHRAF

DATE OF HEARING/CLOSING

7/23/18

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

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THE PROPERTY LOCATED AT

1301 LINCOLN WOODS DRIVE

SIGN #2

THIS SIGN(S) POSTED ON

July 5, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/5/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0364 -A Address 1301 Lincoln Woods Drive

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/26/18 Posting Date: 7/8/18 Closing Date: 7/23/18

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- 0364 -A Address 1301 Lincoln Woods Drive

Petitioner's Name S Hobeen & Aweesa Ashraf Telephone 410-747-3534

Posting Date: 7/8/18 Closing Date: 7/23/18

Wording for Sign: To permit an addition to a single family dwelling with a rear setback of 22 feet in lieu of the required 30 feet and to amend the Final Development plan of Woodbridge Valley for lot 136 only.

Revised 6/30/2018

Date: 7/5/18

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. 2018-0364-A

*Administrative Variance
S. Habeen & Aneesa Ashraf
1301 Lincoln Woods Drive*

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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-5</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-5-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>7-18-18</u>	by <u>Ogle</u>
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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 1600007464			
Owner Information					
Owner Name:	ASHRUF SYED HABEEB ASHRUF ANEESA		Use:	RESIDENTIAL	
Mailing Address:	1301 LINCOLN WOODS DR BALTIMORE MD 21228		Principal Residence:	YES	
			Deed Reference:	/06018/ 00560	
Location & Structure Information					
Premises Address:	1301 LINCOLN WOODS DR 0-0000		Legal Description:	NE COR CHANTILLA RD WOODBRIIDGE VALLEY	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 3
0094	0017	0077		0000	5 J 136 2016 0035/0105
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1973	1,653 SF		11,682 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	YES	STANDARD UNIT	SIDING	2 full	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	76,100	76,100			
Improvements	138,200	169,300			
Total:	214,300	245,400	235,033	245,400	
Preferential Land:	0			0	
Transfer Information					
Seller: SCHREINER WAYNE ROGER		Date: 05/07/1979		Price: \$76,500	
Type: ARMS LENGTH IMPROVED		Deed1: /06018/ 00560		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 10/30/2012

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2018-0363-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Charles E. & Jeanne D Huber
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 1745 HILLTOP AVE
Location: SE/S of Hilltop Avenue at the corner of Valley Avenue

Existing Zoning: DR 3.5 **Area:** 0.494 ACRE

Proposed Zoning:

VARIANCE:

To permit a proposed dwelling with a side street setback of 25 ft. in lieu of the minimum required 30 ft. (for a double frontage lot).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2018-0364-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: S Habeer & Aneesa Ashruf
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 1301 LINCOLN WOODS DR
Location: S/S of Lincoln Woods Drive, +/- 177' SW of the centerline of Union Hall Court

Existing Zoning: DR 3.5 **Area:** 11682 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a rear addition with a rear setback of 22 ft. in lieu of the required 30 ft. and to amend the Final Development Plan of Woodbridge Valley for lot 136 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/23/2018

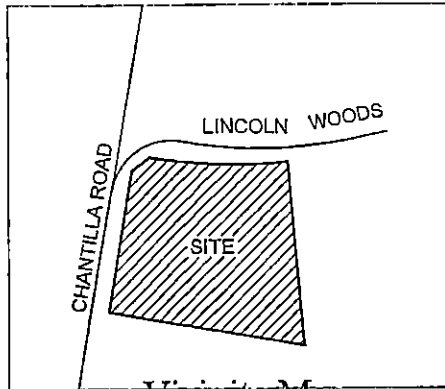
Miscellaneous Notes:

2018-0364-A



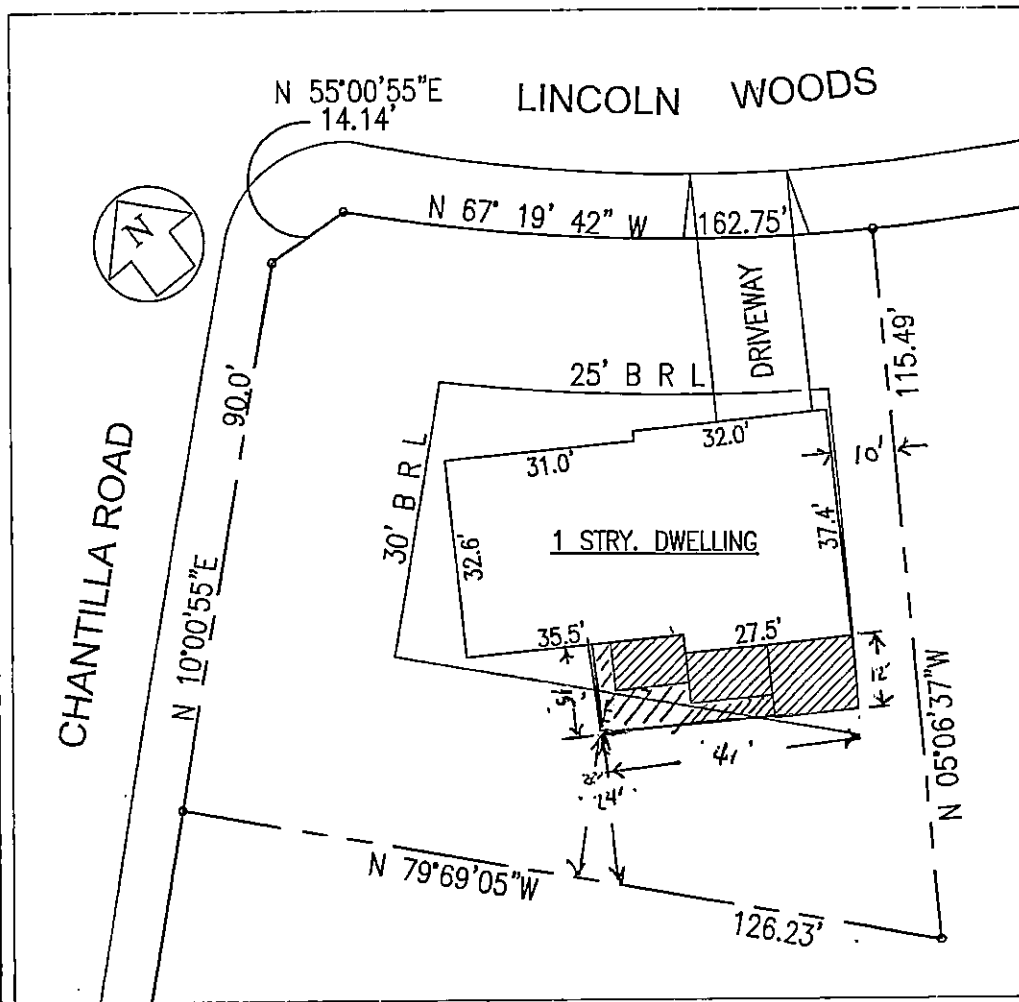
ZONING HEARING PLAN FOR VARIANCE X SPECIAL HEARING

ADDRESS 1301 LINCOLN WOODS DR. CATONSVILLE MD 21228 OWNER NAME(S) SYED HABEEB ASHRUF
ANEESA ASHRUF
 SUBDIVISION NAME WOODBIDGE VALLEY LOT# 136 BLOCK# J SECTION# 5
 PLAT BOOK# 35 FOLIO# 0105 10 DIGIT TAX# 1600007464 DEED REF.# 06018/00560



Vicinity Map

House Addition w/ 24' Rear Setback



ZONING MAP# 094B2
 SITE ZONED DR3.5
 ELECTION DISTRICT 01
 COUNCIL DISTRICT 01
 LOT AREA ACREAGE 11,682 SF
 OR SQUARE FEET 1,653 SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? PUBLIC
 WATER IS:
 PUBLIC Y PRIVATE
 SEWER IS:
 PUBLIC Y PRIVATE
 PRIOR HEARING?
 IF SO GIVE CASE NUMBER AND
 ORDER RESULT BELOW

2018-0364-A

Mufti & Associates, Inc.

6413 Windsor Mill Road
 Baltimore, MD 21207
 Phone: 443-604-3127

1301 Lincoln woods Drive
 Baltimore, MD

TITLE:

House Addition

SCALE: 1" = 30'

DATE: 5/15/18

SHEET NO: C-1

Per. Exh. 1

1301 Lincoln Woods Drive 2018-0364-A



Publication Date: 6/26/2018



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

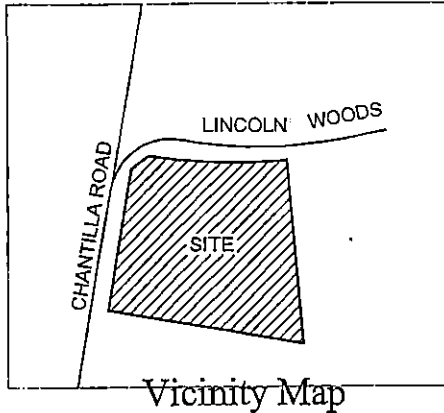


0 5 10 20 30 40
Feet

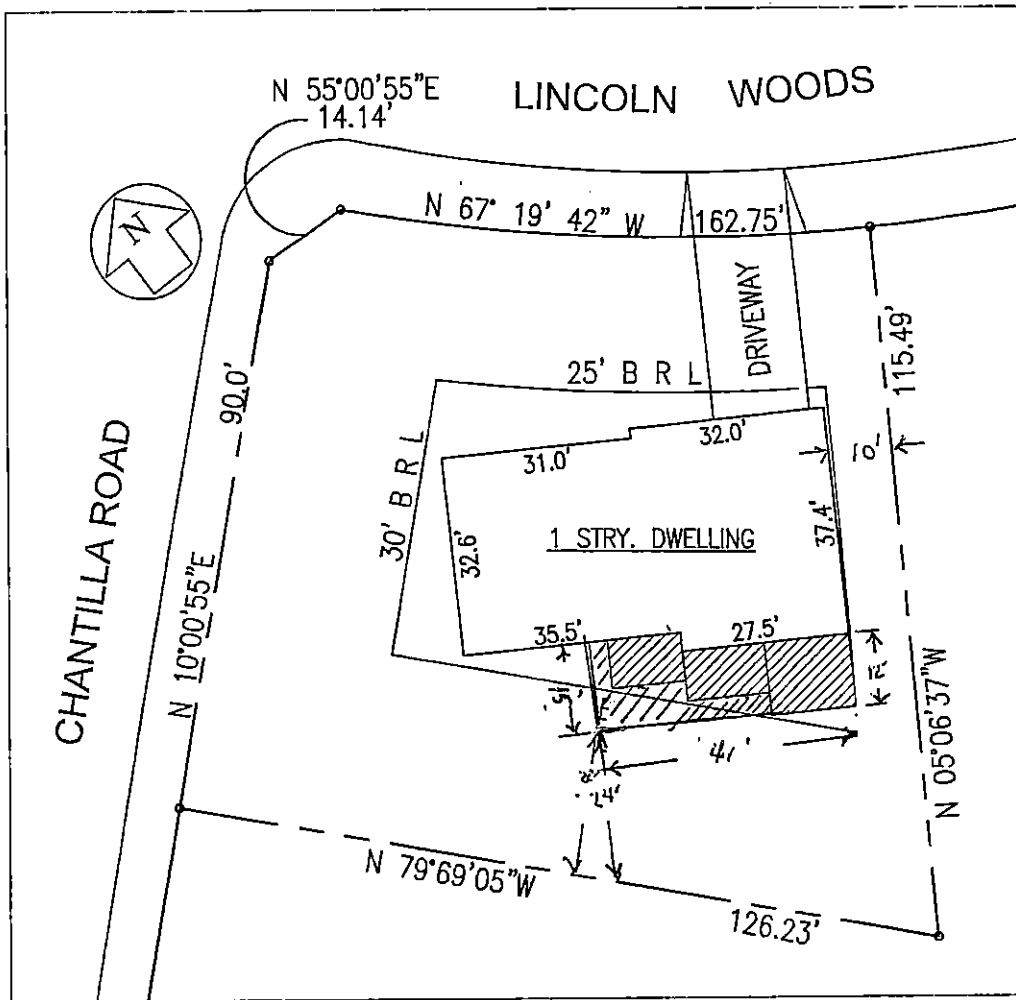
1 inch = 30 feet

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ANEESA ASHRUF
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SUBDIVISION NAME WOODBIDGE VALLEY

LOT# 136

BLOCK# J

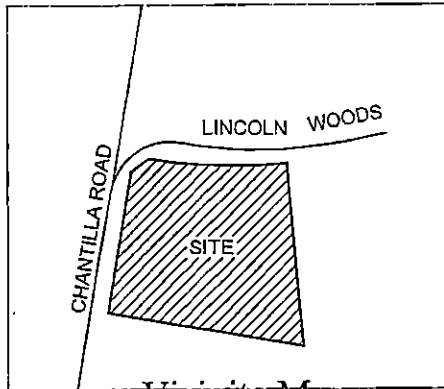
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PLAT BOOK# 35

FOLIO# 0105

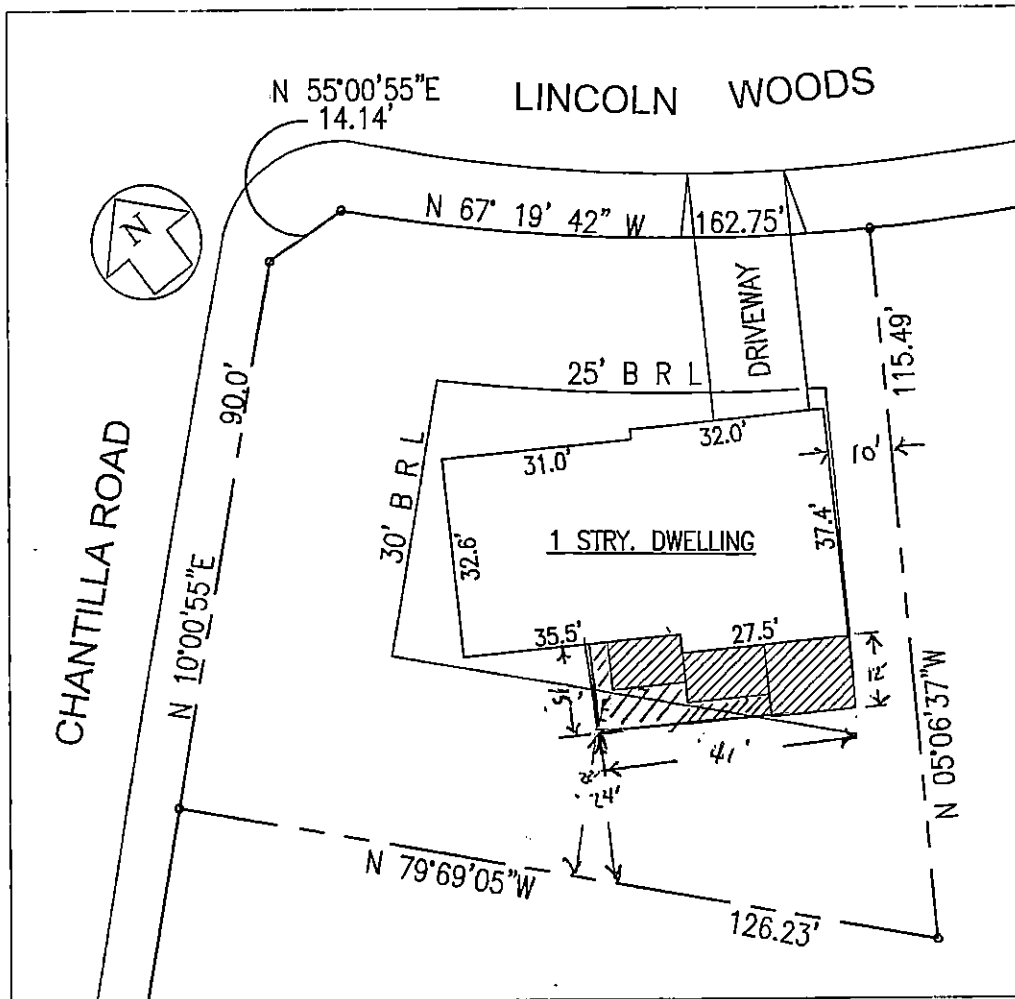
10 DIGIT TAX# 1600007464

DEED REF.# 06018/00560



Vicinity Map

House Addition w/ 24' Rear Setback



ZONING MAP# 094B2

SITE ZONED DR3.5

ELECTION DISTRICT 01

COUNCIL DISTRICT 01

LOT AREA ACREAGE 11,682 SF

OR SQUARE FEET 1,653 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

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