

M E M O R A N D U M

DATE: September 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0018-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 17, 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
(6500 Gardenwick Road)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Amir Raminfar & Youna Mehrabi	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0018-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, Amir Raminfar and Youna Mehrabi (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.B [§ 211.4 of the 1963 Zoning Regulations] of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a rear yard setback of 25 ft. in lieu of the minimum required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted 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 29, 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 8-17-18

Bv bw

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 17th day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from 1B02.3.B [§ 211.4 of the 1963 Zoning Regulations] of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed addition with a rear yard setback of 25 ft. in lieu of the minimum required 30 ft., 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 8-17-18

By dlw



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 6500 GARDENWICK ROAD

Currently zoned DR5.5 (vested R-6)

Deed Reference 384381 00491

10 Digit Tax Account # 0319044490

Owner(s) Printed Name(s) Amir Raminfar Youna Raminfar

(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) 1B02.3.B, BCZR (Section 211.4 of the 1963 Zoning Regulations) to permit a proposed addition with a rear yard setback of 25 feet in lieu of the minimum required 30 feet

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

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

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

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

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

Owner(s)/Petitioner(s):

Name #1 – Type or Print Amir Raminfar / Name #2 – Type or Print Youna Raminfar
 Signature #1 [Signature] / Signature #2 [Signature]
 Mailing Address 6500 Garden Wick Rd City Baltimore State MD
 Zip Code 21204 / Telephone # 784-454-4350 / 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:

Name – Type or Print Ben True
 Signature [Signature]
 Mailing Address 3920 London Bridge Rd City Sykesville State MD
 Zip Code 21784 / Telephone # 443-298-0988 / Email Address bentrue213@gmail.com

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 2019-0018-A Filing Date 7/17/2018 Estimated Posting Date 7/29/2018 Reviewer JNP



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Planning, Approvals and Inspections

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

Address _____
City Reference _____
Owner(s) (Printed Name(s)) _____
10 Digit Tax Account # _____
Currently zoned _____

(CHECK THE HEARING TYPE BY MARKING X AT THE APPROPRIATE SECTION(S) AND ADDING THE PETITION REQUEST)

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

The undersigned, who own and occupy the property situated in Baltimore County and which is described in the plat attached hereto and which is hereby petitioned for:

1. ADMINISTRATIVE VARIANCE from Section(s): _____

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

2. ADMINISTRATIVE SPECIAL HEARING to show: a. waiver pursuant to Section 15-4-107(b) of the Baltimore County Code; (indicate type of work in this space, i.e., to erect, alter or construct addition to building)

of the Baltimore County Code to the regulations of Baltimore County.
It is requested that the expenses of this hearing be paid by the Baltimore County Department of Planning, Approvals and Inspections.
The undersigned hereby certifies that the information furnished herein is true and correct to the best of their knowledge and belief.

Owner(s)/Petitioner(s)

Name - Type of Firm _____
Address _____
City _____
State _____
Zip Code _____
Telephone # _____
E-mail Address _____

Representative to be contacted:

Name - Type of Firm _____
Address _____
City _____
State _____
Zip Code _____
Telephone # _____
E-mail Address _____

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

Name - Type of Firm _____
Address _____
City _____
State _____
Zip Code _____
Telephone # _____
E-mail Address _____

A PUBLIC HEARING is being held in Baltimore County. It is requested that the subject matter of this petition be set for a public hearing. The undersigned hereby certifies that the information furnished herein is true and correct to the best of their knowledge and belief.

Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date _____ Estimated Filing Date _____ Reviewer _____

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: 6500 Gardenwick Rd. Baltimore MD 21209
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 would like to build a 2 story 20' x 40' addition with basement onto our existing home. The addition would consist of 2 bedrooms and bath and extend our kitchen area. This would alleviate the much-needed space for our growing family. We would like to construct a small deck on the rear 4 x 8 to have access to the rear yard from the house and a side deck 3' x 5' to have access to our driveway from the side of the house. Due to the placement of our home on this lot there is no other area feasible to be able to do this. The proposed addition will add value and beauty to the neighborhood.

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

A. Ramink
Signature of Owner (Affiant)
Amir Ramink
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Yvonne Ramink
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of June, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Dale Ann Little

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

AS WITNESS my hand and Notaries Seal

Dale Ann Little
Notary Public
My Commission Expires 5/14/2020

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 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: _____
Print or Type Address of property _____
City _____
State _____
Zip Code _____

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

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

Name- Print or Type

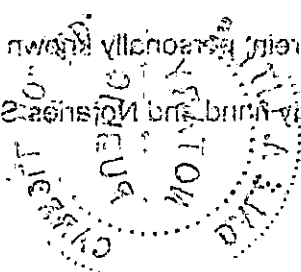
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notary Seal



Notary Public

My Commission Expires

My Commission Expires

12/31/2020

ZONING DESCRIPTION FOR 6500 GARDENWICK ROAD

Beginning at a point on the North East Side corner of Gardenwick Road and Copperfield Road intersection which is 60' wide.

Being Lot# 15 Block D^{Plat 3} in the Subdivision of Pickwick as recorded in the Baltimore County Plat Book 29, Folio 32 containing 8645 SF. and located in the 3rd Election District 2nd Councilmanic District.

2019-0018-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0018-A

TO PERMIT A PROPOSED ADDITION WITH
A REAR YARD SETBACK OF 25 FEET IN LIEU OF
THE MINIMUM REQUIRED 30 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE

5:00 P.M. ON 2/13/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,

116 WEST BUESCADEAUX AVE. TOWSON, MD. 21204. (410) 887-3381

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ZONING NOTICE

#2

ADMINISTRATIVE VARIANCE

CASE # 2019-0018-A

TO PERMIT A PROPOSED ADDITION WITH A
REAR YARD SETBACK OF 25 FEET IN LIEU OF
THE MINIMUM REQUIRED 30 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
5:00 P.M. ON 8/13/18

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 7-29-18

RE: Case Number: 2019-0018-A

Petitioner/Developer: Amir Raminfar

Date of Hearing/Closing: 8-13-18

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6500 Canabewick Rd

The signs(s) were posted on 7-29-18
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

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

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0018 -A Address 6500 Gardenwick Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/17/2018 Posting Date: 7/29/2018 Closing Date: 8/13/2018

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 2019- 0018 -A Address 65 Gardenwick Road

Petitioner's Name Raminfer Telephone 718-954-4350

Posting Date: 7/29/2018 Closing Date: 8/13/18

Wording for Sign: To Permit a proposed addition with a rear yard setback of 25 feet in lieu of the minimum required 30 feet.

Revised 6/28/2018

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

August 14, 2018

Amir & Youna Raminfer
6500 Garden Wick Road
Baltimore MD 21209

RE: Case Number: 2019-0018 A, Address: 6500 Garden Wick Road

Dear Mr. & Ms. Raminfer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 17, 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
Bev True, 3920 London Bridge Road, Sykesville MD 21784

Date: 7/23/18

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

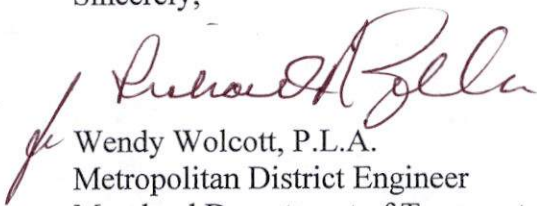
Dear Ms. Lewis:

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. 2019-0018-A

*Administrative Variance
Amir's Yuvna Raminder
6500 Garndenwick Road.*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0018-A
Address 6500 Gardenwick Road
(Raminfer Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

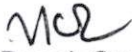
X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 30, 2018
Item No. 2019-0012-SPHA, 0013-A, 0014-A, 0015-A, 0016-A, 0017-A,
0018-A, 0019-A and 0020-A


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

* * * * *

VKD: cen
cc: file

8-13

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: July 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0018-A
Address 6500 Gardenwick Road
(Raminfer Property)

Zoning Advisory Committee Meeting of **July 30, 2018**.

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

Reviewer: Steve Ford



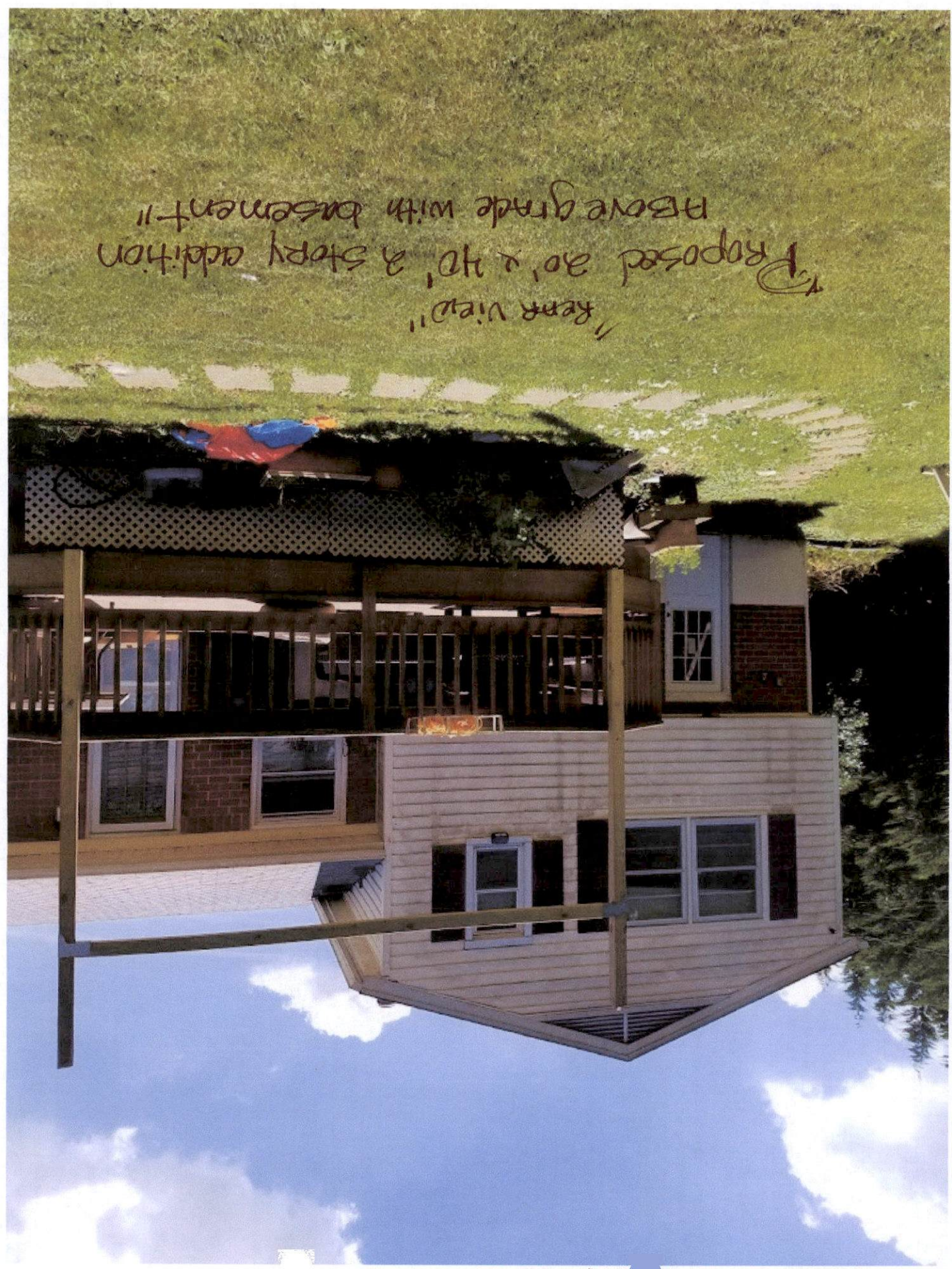
6500 Gardenwick Rd
"Front View"

2019-0018-A

ALAN ALLEN
ROD GUNSTON IN

2019-0018-A

"Rear view"
Proposed 30' x 40' 2 story addition
Above grade with basement"



6500 Gardenwick Road

THESE THINGS ARE NOT TO BE
FORGOTTEN BY US, BUT TO BE
REMEMBERED.

6550 Gardenview Road



"Rear View" Area of Proposed Addition

2019-0018-A

6500 GARDENWICK RD "View From Side of house"



2019-0018-A

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 _____)	_____
<u>7-25</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</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>7-29-18</u>	by <u>P.ison</u>
SIGN POSTING (2 nd)	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
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 03 Account Number - 0319044490
Owner Information		
Owner Name:	RAMINFAR AMIR MEHRABI YOUNA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6500 GARDENWICK RD BALTIMORE MD 21209-2500	Deed Reference: /38438/ 00491
Location & Structure Information		
Premises Address:	6500 GARDENWICK RD BALTIMORE MD 21209-2500	Legal Description: PICKWICK
Map:	Grid:	Parcel:
0078	0006	0456
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
D	15	2017
Plat No:	Plat Ref:	
3	0029/ 0032	
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1964	2,031 SF	
Property Land Area	County Use	
8,645 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Full/Half Bath	Garage
1/2 BRICK FRAME	2 full/ 1 half	
Last Major Renovation		
Value Information		
Base Value		Value
		As of 01/01/2017
Land:	92,600	92,600
Improvements	123,200	214,200
Total:	215,800	306,800
Preferential Land:	0	0
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
		276,467
		306,800
Transfer Information		
Seller: MILEVSKY AVIDAN	Date: 12/28/2016	Price: \$415,000
Type: ARMS LENGTH IMPROVED	Deed1: /38438/ 00491	Deed2:
Seller: SCHULMAN ARTHUR	Date: 05/03/2013	Price: \$270,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33569/ 00106	Deed2:
Seller: SILBER HARRY	Date: 05/20/1991	Price: \$135,000
Type: ARMS LENGTH IMPROVED	Deed1: /08792/ 00650	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0017-A **Reviewer:** Jun Fernando
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Vincent & Heather Kerner
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 314 WORTHINGTON RD

Location: N/S of Worthington Road, 685 ft. S of the centerline of Weatherbee Road

Existing Zoning: DR 5.5

Area: 5,800 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an existing screened-in porch to be an enclosed structure with a side yard setback of 4 ft. 2 in. in lieu of the required 10 ft. and to permit an open air projection deck with a setback of 4 ft. 2 in. in lieu of the required side yard setback of 7 ft. 6 in.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:

Case Number: 2019-0018-A **Reviewer:** Jeffrey Perlow

Existng Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Amir & Yuvna Raminfer

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 6500 GARDENWICK RD

Location: N/S of Gardenwick Road at the corner of the E/S of Copperfield Road

Existing Zoning: DR 5.5 (VESTED R-6)

Area: 8645 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a rear yard setback of 25 ft. in lieu of the minimum required 30 ft.

Attorney: Not Available

Prior Zoning Cases: 2013-0293-A

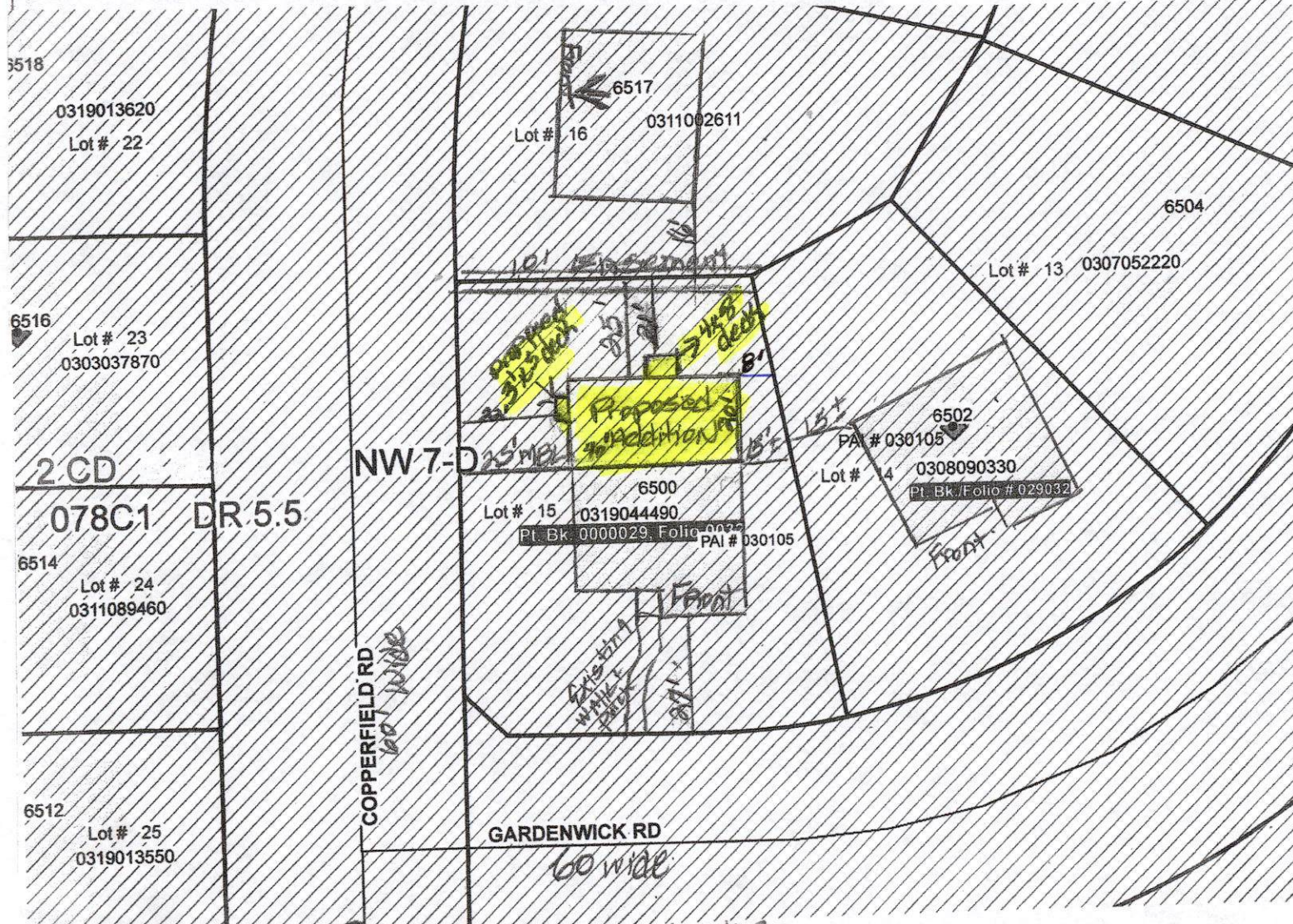
Concurrent Cases: None

Violation Cases: None

Closing Date: 08/13/2018

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6300 Gardenwick Road OWNER(S) NAME(S) Amir & Yovna Raminfar
 SUBDIVISION NAME Pickwick LOT # 15 BLOCK # D SECTION # _____
 PLAT BOOK # 29 FOLIO # 32 10 DIGIT TAX # 0319044492 DEED REF. # 38438102491



PLAN DRAWN BY Ben True DATE 7/12/18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# NW 7-D
 SITE ZONED DR 5.5 (Vester R-6)
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE _____
 OR SQUARE FEET 8645
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? Yes
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW
2013-0293-A-Dismiss

VIOLETION CASE INFO:

2019-0018-A

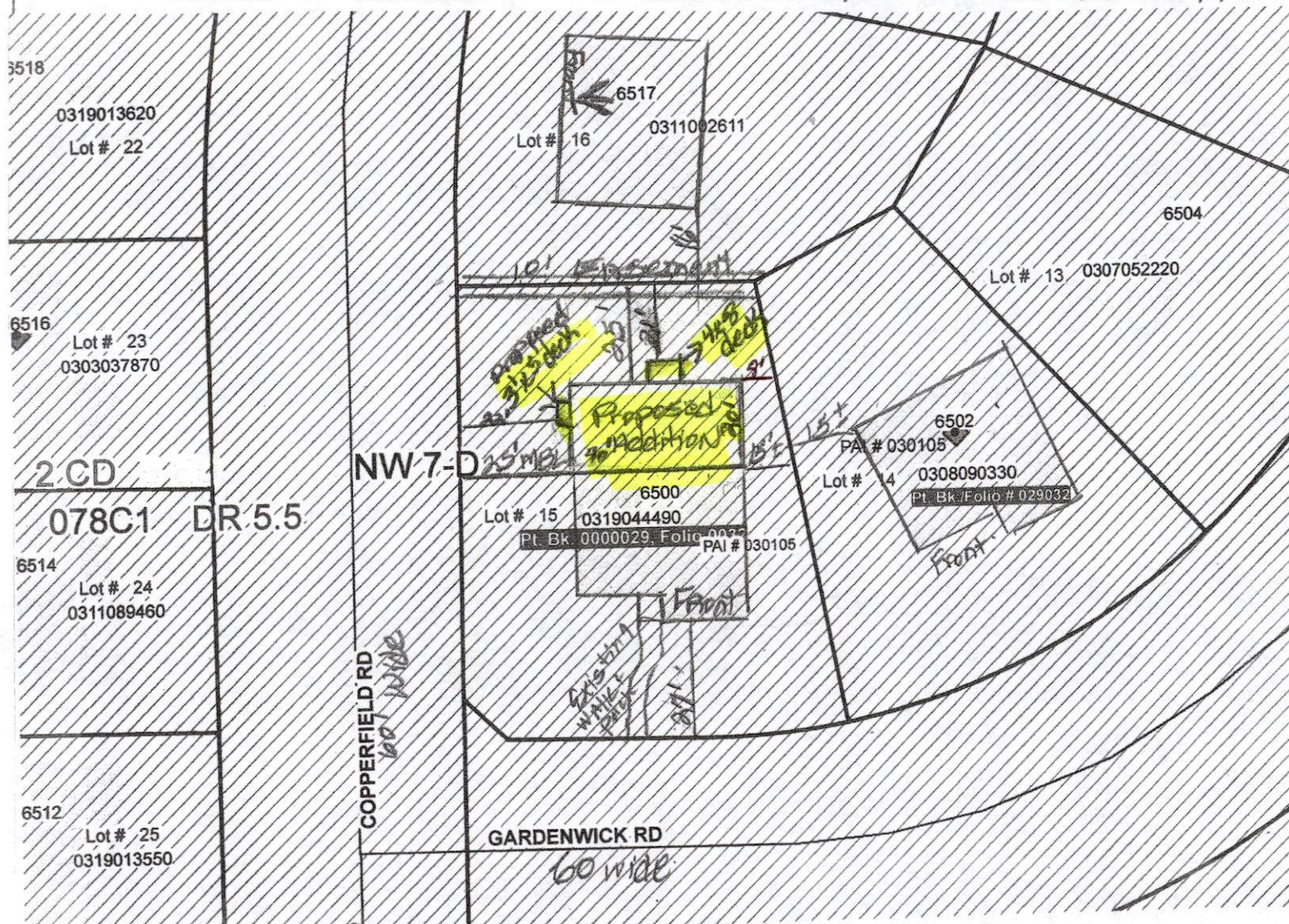
Per E.R. 1

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

ADDRESS 6300 Gardenwick Road OWNER(S) NAME(S) Amir & Yovna Raminfar

SUBDIVISION NAME Pickwick LOT # 15 BLOCK # D SECTION # _____

PLAT BOOK # 29 FOLIO # 32 10 DIGIT TAX # 0319044490 DEED REF. # 38438100491



PLAN DRAWN BY Ber True DATE 7/12/18 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# NW 7-D

SITE ZONED DR 5.5 (vest Rb)

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE _____

OR SQUARE FEET 8645

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: _____

PUBLIC ☒ PRIVATE _____

SEWER IS: _____

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? Yes

IF SO GIVE CASE NUMBER

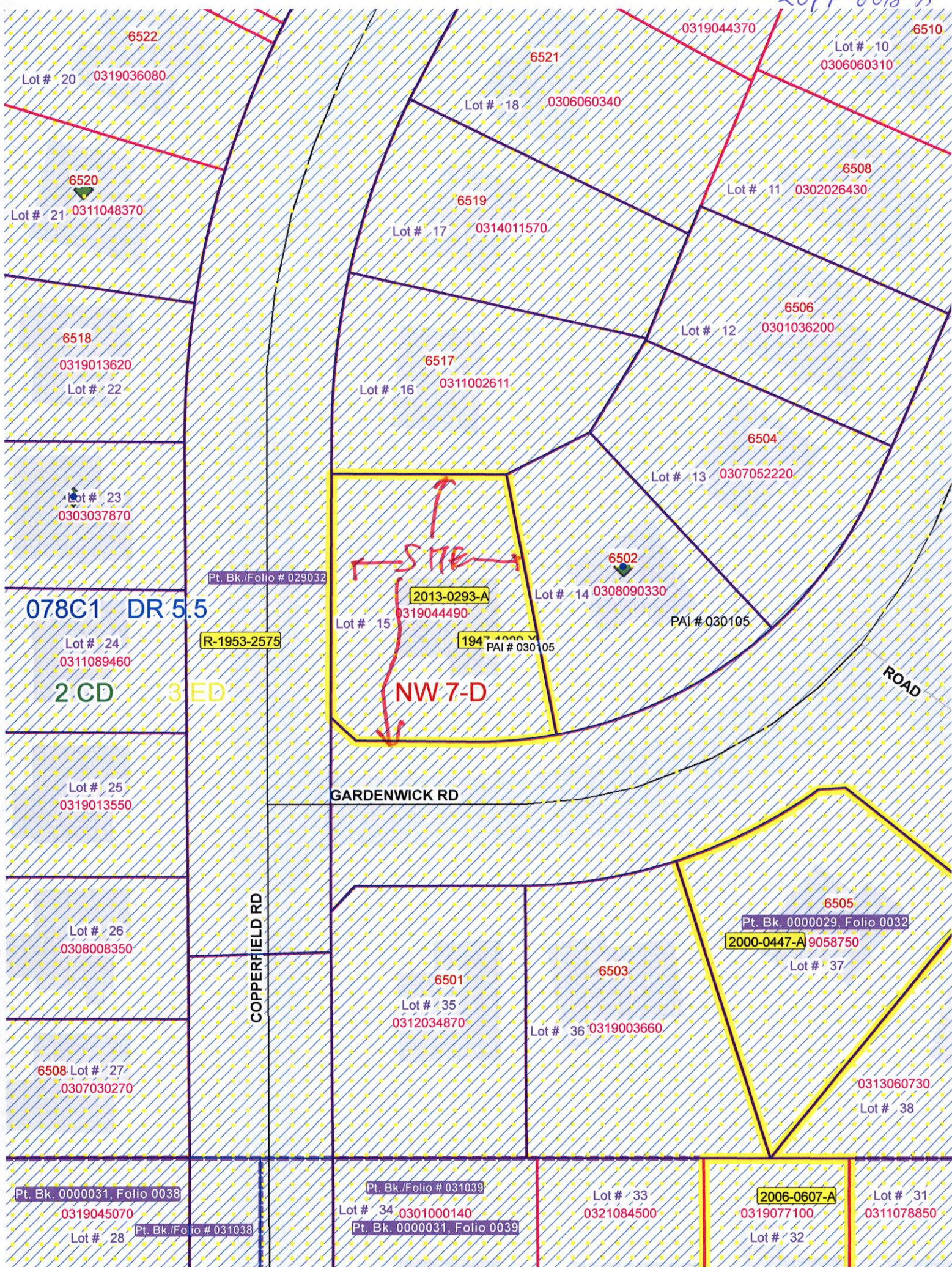
AND ORDER RESULT BELOW

2013-0293-A-Dismiss

VIOLATION CASE INFO:

2019-0018-A

2017-0018-A



078C1 DR 5.5

2 CD 3 ED

GARDENWICK RD

COPPERFIELD RD

ROAD

SITE

NW 7-D

Pt. Bk. 0000031, Folio 0038

Pt. Bk./Folio # 031039

Lot # 33
0321084500

2006-0607-A

Lot # 31
0311078850

Lot # 34
0301000140
Pt. Bk. 0000031, Folio 0039

Lot # 32
0319077100

Lot # 28
Pt. Bk./Folio # 031038

Pt. Bk. 0000029, Folio 0032
2000-0447-A 9058750

Lot # 37

Lot # 38
0313060730

6505
Pt. Bk. 0000029, Folio 0032

Lot # 36
0319003660

Lot # 35
0312034870

Lot # 26
0308008350

Lot # 25
0319013550

Lot # 24
0311089460

Lot # 23
0303037870

Lot # 22
0319013620

Lot # 21
0311048370

Lot # 20
0319036080

Lot # 18
0306060340

Lot # 17
0314011570

Lot # 16
0311002611

Lot # 15
0319044490

Lot # 14
0308090330

Lot # 13
0307052220

Lot # 12
0301036200

Lot # 11
0302026430

Lot # 10
0306060310

6510

0319044370

6521

6522

6520

6508

6506

6504

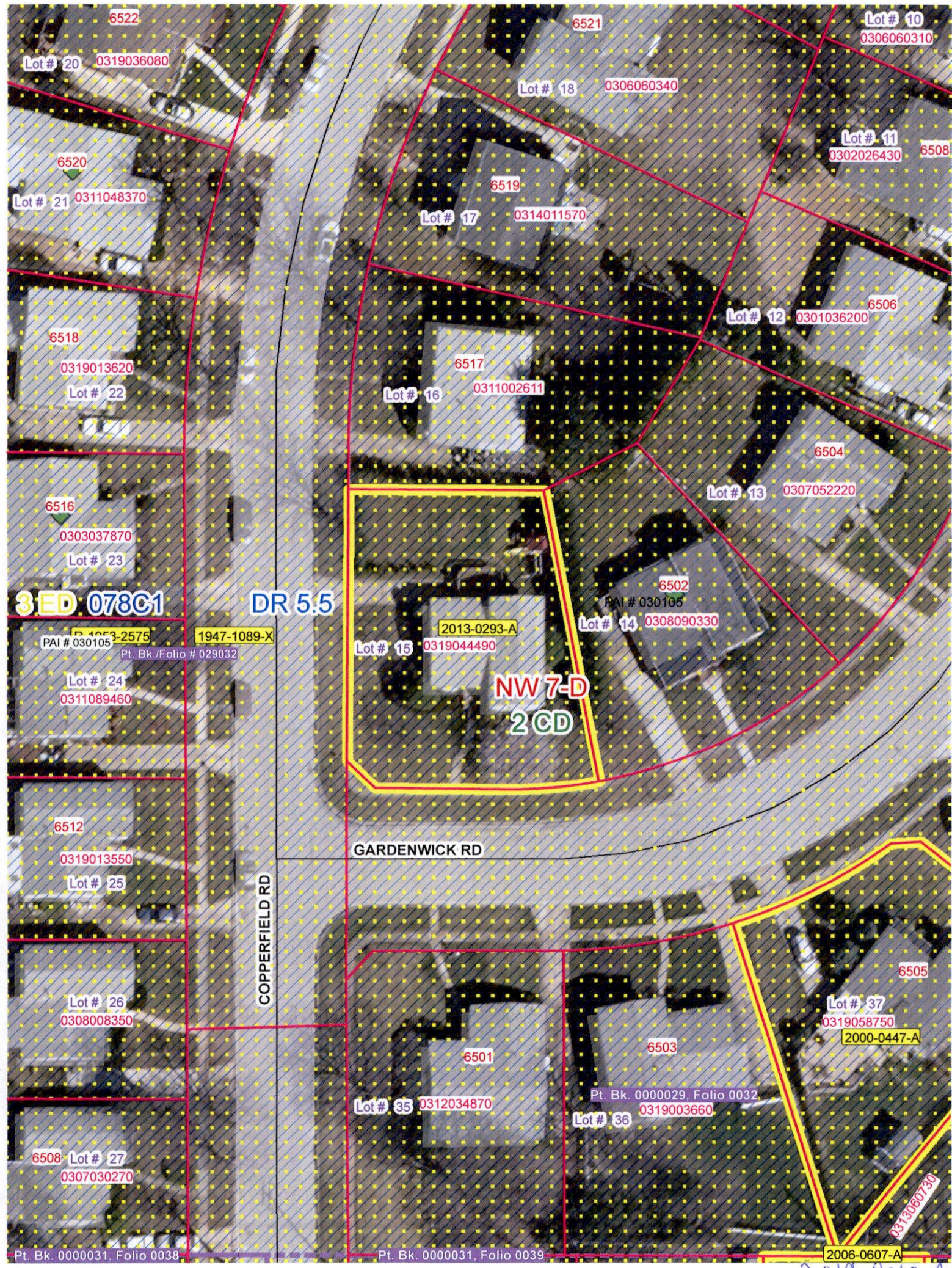
6502

6505

6503

6501

6508



6522

Lot # 20 0319036080

6521

Lot # 10
0306060310

Lot # 18 0306060340

6520

Lot # 21 0311048370

Lot # 11 6508
0302026430

Lot # 17 6519
0314011570

6518
0319013620
Lot # 22

Lot # 12 6506
0301036200

Lot # 16 6517
0311002611

6516
0303037870
Lot # 23

Lot # 13 6504
0307052220

3 ED 078C1

DR 5.5

PAI # 030105 1947-1089-X
Pt. Bk./Folio # 029032

Lot # 15 2013-0293-A
0319044490

Lot # 14 6502
PAI # 030105
0308090330

NW 7-D
2 CD

6512
0319013550
Lot # 25

GARDENWICK RD

COPPERFIELD RD

Lot # 26
0308008350

Lot # 37 6505
0319058750
2000-0447-A

Lot # 35 6501
0312034870

Lot # 36 6503
Pt. Bk. 0000029, Folio 0032
0319003660

6508 Lot # 27
0307030270

Pt. Bk. 0000031, Folio 0038

Pt. Bk. 0000031, Folio 0039

2006-0607-A

2019-0610-A