

MEMORANDUM

DATE: November 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0072-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 (6604 Weymouth Court) *
 9th Election District * OFFICE OF ADMINISTRATIVE
 5th Council District *
 Sadaf Mustafa & Naser Uddin * HEARINGS FOR
 Petitioners * BALTIMORE COUNTY
 * CASE NO. 2019-0072-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Sadaf Mustafa and Naser Uddin (“Petitioners”). The Petitioners are requesting Variance relief from §§ 1B02.3.B and 103.1 [Sections 504 & 301 of the 1981 Zoning Regulations and Section V.B.6.b of the 1981 Comprehensive Manual of Development Policies (CMDP)] of the Baltimore County Zoning Regulations (“BCZR”), to permit an open projection (deck) with a rear setback of 10 ft. in lieu of the required 11.5 ft. and to amend the latest Final Development Plan (“FDP”) of "Charlesbrooke at Pinehurst" for Lot No. 124 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 received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 16, 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

ORDER RECEIVED FOR FILING

Date 10-10-18

Bv [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general 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.

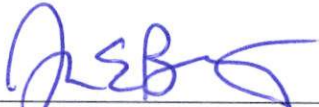
THEREFORE, IT IS ORDERED, this 10th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 1B02.3.B and 103.1 [Sections 504 & 301 of the 1981 Zoning Regulations and Section V.B.6.b of the 1981 Comprehensive Manual of Development Policies (CMDP)] of the Baltimore County Zoning Regulations ("BCZR"), to permit an open projection (deck) with a rear setback of 10 ft. in lieu of the required 11.5 ft. and to amend the latest Final Development Plan ("FDP") of "Charlesbrooke at Pinehurst" for Lot No. 124 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10-10-18 2

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 6604 WEYMOUTH CT BALTIMORE MD, 21212 Currently zoned
 Deed Reference 35820 / 00380 10 Digit Tax Account # 1900002226
 Owner(s) Printed Name(s) SADAF MUSTAFA and NASER UDDIN

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

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

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

Section: 1B02.3.B; 103.1; BCZR (504; & 301 of the 1981 Zoning Regulations and Sections V.B.6.b of the 1981 C.M.D.P)

To permit an open projection (deck) with a rear setback of 10 feet in lieu of the required 11.5 feet, and to amend the latest final development plan of "Charlesbrooke at Pinehurst" for lot number 124 only.

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):

SADAF MUSTAFA / NASER UDDIN
 Name #1 – Type or Print Name #2 – Type or Print
 Signature #1 Signature #2
 6604 WEYMOUTH CT BALTIMORE MD
 Mailing Address City State
 21212 / 4438755198, nhoti_99@yahoo.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

NASER UDDIN
 Name – Type or Print
 Signature
 6604 WEYMOUTH CT BALTIMORE MD
 Mailing Address City State
 21212 / 4438755198, nhoti_99@yahoo.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 2019-0072-A Filing Date 9/6/2018 Estimated Posting Date 9/16/2018 Reviewer Ju

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: 6604 WEYMOUTH CT BALTIMORE MARYLAND 21212
Print or Type Address of property City State Zip Code

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

We have requested to renovate our deck that has been in very bad condition. The previously designed deck didn't provide ample space for few chairs that can be safely placed without touching the fence on the deck, which poses a significant threat of fall for children under the age of Six. As a parent of two kids, we had restricted that area completely for our children. Similarly, We feel quite a big of a problem when guests with their kids visit us. While they don;t follows our directions all the times, climbing on chairs that are very near the fence give us a great hardship and difficulty for us to police them around. We therefore have proposed to renovate the deck with dimensions 10' x 21' as shown in the attached schematics at the end of this application. For your Kind perusal, we have also attached approval letter from our home owner association.

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

Sada Mustafa
Signature of Owner (Affiant)

SADAF MUSTAFA
Name- Print or Type

Naser Uddin
Signature of Owner (Affiant)

NASER UDDIN
Name- Print or Type

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

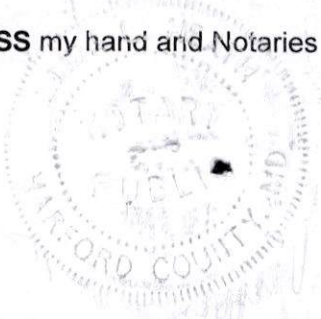
STATE OF MARYLAND, COUNTY OF HARFORD BALTIMORE, to wit:

I HEREBY CERTIFY, this 30TH day of JULY, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: SADAF MUSTAFA and NASER UDDIN

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

AS WITNESS my hand and Notaries Seal



Kimberly L. Heath
Notary Public
10/08/2019
My Commission Expires

ZONING PROPERTY DESCRIPTION FOR 6604 WEYMOUTH CT BALTIMORE MD 21212:

Beginning at a point on the south side of Weymouth Ct which is 20 feet wide at a distance of 120' feet south west of the centerline of the nearest improved intersecting street Weymouth road which is 24' feet wide.

Being lot (#124) plot (1) section # (2) in the subdivision of the Charlesbrooke at Pinehurst as recorded in Baltimore county Plat book # (47), Folio # (129), containing 2710 total square feet. Located in the (9) election district and (5) Council District.

2019-0072-A

Ar 10-1
0072

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, September 30, 2018 5:05 PM
To: Administrative Hearings
Subject: 6604 Weymouth Ct.
Attachments: IMG_0859.jpg; ATT00001.txt; IMG_0858.jpg; ATT00002.txt

2nd set of certificates



CERTIFICATE OF POSTING

ASEL NO. 2019-0072-A

APPLICANT/DEVELOPER

SADAF MUSTAFA

NASHA UDIN

DATE OF HEARING/CLOSING

10/1/18

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

6604 WYAMOUTH CT

SIGN #1

THIS SIGN(S) POSTED ON

September 14, 2018
(MONTH, DAY, YEAR)

September 30, 2018

SINCERELY,

Martin Oxle 9/2/18
SIGNATURE OF SIGN POSTER

MARTIN OXLE

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

OFFICE OF
ADMINISTRATIVE HEARINGS

OCT 01 2018

RECEIVED

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

Public Hearing

PUBLIC HEARING ?

1# CMS 8/24/18 18/19/18

CERTIFICATE OF POSTING

ASSN NO. 2019-0012-A
PETITIONER/DEVELOPER
SADAF ALKUSTAFA
NASIR UDDIN
DATE OF HEARING/CLOSING
10/1/18

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

LADIES AND GENTLEMEN:

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

6604 Weymouth CT

SI/NA #2

THIS SIGN(S) POSTED ON

September 16, 2018
(MONTH, DAY, YEAR)

September 30, 2018

SINCERELY,

Martin Oole
SIGNATURE OF SIGN POSTER

MARTIN OOLE
9912 MATHBROOK ROAD
PARKVILLE, MD, 21234
443-629-3411

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

TO: ALL APPLICANTS FOR ZONING VARIANCES
FROM: BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
DATE: 09/16/2018
BY: [Signature]

PUBLIC HEARING ?

THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
IS HOLDING A PUBLIC HEARING ON THE VARIANCE APPLICATION FOR
6604 WEYMOUTH CT, SI/NA #2, BALTIMORE, MD 21234
ON SEPTEMBER 30, 2018 AT 7:00 PM
AT THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111, 111 WEST CHESAPEAKE AVENUE, BALTIMORE, MD 21201

2019 11/1/18 10/1/18

RECEIVED
OCT 01 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

CERTIFICATE OF POSTING

CASE NO. 2019-0072-A

PETITIONER/DEVELOPER

SADAF MUSTAFA

NASEL UDDIN

DATE OF HEARING/CLOSING

10/1/18

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

6604 WEYMOUTH CT.

SIGN #1

THIS SIGN(S) POSTED ON

September 14, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/14/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0072-A

TO PERMIT AN OPEN PROTECTION (DECK) WITH A REAR SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 11.6 FEET, AND TO AMEND THE LATEST FINAL DEVELOPMENT OF "CHARLES BROOK AT PINEHURST" FOR LOT NUMBER 124 ONLY.

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 IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON Monday, October 1, 2018. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT.

111 W. CHESAPEAKE AVE
FOWERS, MD 21034

TEL. 410-887-3000

NO FEE REQUIRED FOR SIGN AND POST UNTIL AFTER LANDING DATE. SEE US TODAY, 9 AM-5 PM.
MEETING IS HANDICAP ACCESSIBLE

pinhurst 9/16/18 SIGN#1

CERTIFICATE OF POSTING.

CASE NO. 2019-0072-A

PETITIONER/DEVELOPER

SADAF MUSTAFA

NASEER UDDIN

DATE OF HEARING/CLOSING

10/1/18

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

6604 WEYMOUTH CT

SIGN # 2

THIS SIGN(S) POSTED ON

September 14, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/14/18

SIGNATURE OF SIGN POSTER

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0072-A

TO PERMIT AN OPEN PROTECTION (DECK) WITH A REAR
SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 11.5 FEET,
AND TO AMEND THE LATEST FINAL DEVELOPMENT PLAN OF
"CHARLES BROOKS AT PINEHURST" FOR LOT NUMBER 124
ONLY.

PUBLIC HEARING ?

PURSUANT TO SECTION 20-127(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, OCTOBER 1, 2019
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT VIOLATE THIS SIGN AND POST DATE AFTER DATE. DECOR IN VIOLET OR BLUE

MEETING IS HANDICAP ACCESSIBLE

signature 9/16/18 S16072

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0072 -A Address 6604 Weymouth Ct
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/6/18 Posting Date: 9/16/18 Closing Date: 10/1/18

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 2019- 0072 -A Address 6604 Weymouth Ct.
Petitioner's Name SADAT Mustafa & Naser Uddin Telephone 443-875-5198
Posting Date: 9/16/18 Closing Date: 10/1/18
Wording for Sign: To permit an open projection (deck) with a rear setback of 10 feet in lieu of the _____
required 11.5 feet, and to amend the latest final development plan of "Charlesbrooke at
_____ Pinehurst" for lot number 124 only _____

Revised 6/30/2019

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

No. **173210**

Date **9/6/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/07/2018 7/06/2018 09:45:01 1

0501 WALKIN LTR
 RECEIPT # 810356 9/06/2018 OFLN

5 528 ZONING VERIFICATION
 NO. 173210

Receipt Tot \$75.00
 \$ 00 CK \$20.00 CA
 \$5.00 CB

Baltimore County, Maryland

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

001	800	000		16150					75.00
-----	-----	-----	--	-------	--	--	--	--	-------

Total **75.00**

Rec From

For

6604 Weymouth Ct

2019-0072-A

DISTRIBUTION

WHITE CASHIER PINK AGENCY YELLOW CUSTOMER GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

October 4, 2018

Sadaf Mustafa
6604 Weymouth Court
Baltimore, MD 21212

RE: Case Number: 2019-0072-A, Address: 6604 Weymouth Court

Dear Mr. Mustafa:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 6, 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: mk

Enclosures

c: People's Counsel
Naser Uddin 6604 Weymouth Ct Baltimore, MD 21212

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: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0072-A
Address 6604 Weymouth Court
(Mustafa & Uddin Property)

Zoning Advisory Committee Meeting of **September 17, 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: September 25, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2018
Item No. 2019-0061, 0072-A, 0073-A, and 0074-A

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

* * * * *

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/12/18

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

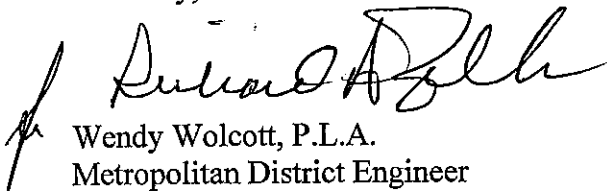
Dear Ms. Lewis:

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. 2019-0072-1A

Administrative Variance
Sadat Mustafa Naser Al-Hm
6604 Weymouth Court

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,

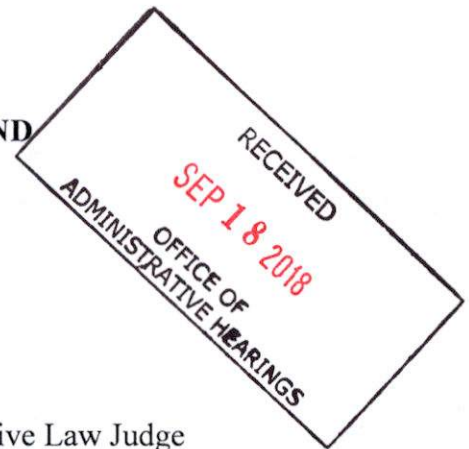


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

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

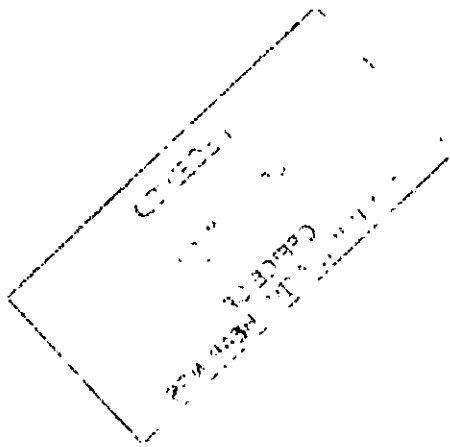
DATE: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0072-A
Address 6604 Weymouth Court
(Mustafa & Uddin Property)

Zoning Advisory Committee Meeting of **September 17, 2018**.

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

Reviewer: Steve Ford



(AV 10/1)

CASE NO. 2019- 0072-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>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-12</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>9-16-18</u>	by <u>Ogle</u>
SIGN POSTING (2 nd)	Date: <u>9-30-18</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 - 09 Account Number - 1900002226			
Owner Information					
Owner Name:	UDDIN NASER MUSTAFA SADAF		Use:	RESIDENTIAL	
Mailing Address:	6604 WEYMOUTH RD BALTIMORE MD 21212-1215		Principal Residence:	YES	
			Deed Reference:	/35820/ 00380	
Location & Structure Information					
Premises Address:	6604 WEYMOUTH RD BALTIMORE 21212-1215		Legal Description:	.0622 AC 6604 WEYMOUTH RD CHARLESBRK AT PINEHURST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0079	0006	0330		0000	124 2017 0047/0129
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1981	1,628 SF	418 SF	2,710 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2		CENTER UNIT	BRICK	3 full/ 1 half	1 Attached
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	154,000	154,000			
Improvements	162,300	161,300			
Total:	316,300	315,300	315,300	315,300	
Preferential Land:	0			0	
Transfer Information					
Seller: NEGRETTE JUAN CARLOS		Date: 02/04/2015		Price: \$400,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35820/ 00380		Deed2:	
Seller: WRIGHT WAYNE E		Date: 04/30/2003		Price: \$305,000	
Type: ARMS LENGTH IMPROVED		Deed1: /17922/ 00275		Deed2:	
Seller: WRIGHT BARBARA L		Date: 07/24/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13030/ 00001		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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 03/20/2015

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

ZAC AGENDA

Case Number: 2019-0072-A **Reviewer:** Leonard Wasilewski

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Sadaf Mustafa & Naser Uddin

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6604 WEYMOUTH CT

Location: S/S of Weymouth Court, 120 ft. SW of the centerline of Weymouth Road

Existing Zoning: DR 3.5

Area: 2710 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection (deck) with a rear setback of 10 ft. in lieu of the required 11.5 ft. and to amend the latest Final Development Plan of "Charlesbrooke at Pinehurst" for lot No. 124 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/01/2018

Miscellaneous Notes:

Case Number: 2019-0073-A **Reviewer:** Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: James Lyon Ellison

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 9416 DOGWOOD RD

Location: E/S of Dogwood Road, W 512 ft. to the centerline of Old Court Road

Existing Zoning: RC 2

Area: 4.941 +ACRES+/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed garage (accessory structure) to be located in the front yard in lieu of the rear yard and to permit a height of 19 ft. in lieu of the maximum height of 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/01/2018

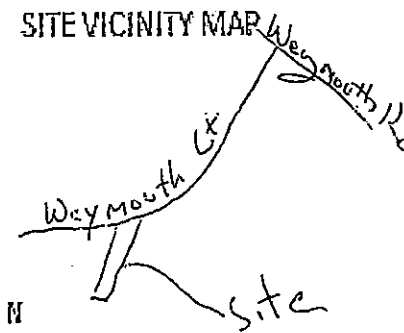
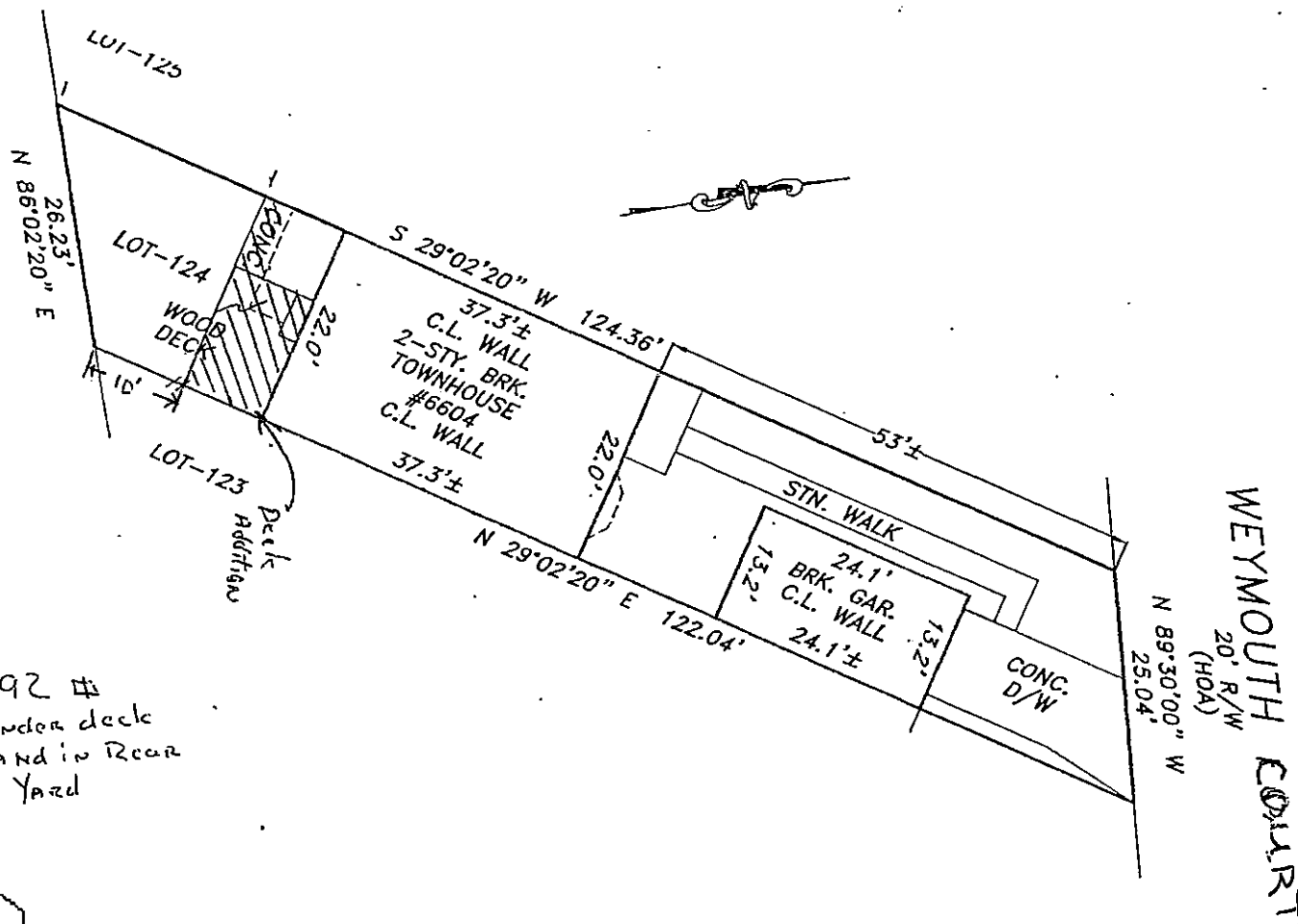
Miscellaneous Notes:

6604 Weymouth CT



2019-0072-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6604 Weymouth Road OWNER(S) NAME(S) Sadat Mustafa Naser Uddin
 SUBDIVISION NAME Charlesbrooke at Pinchurst LOT# 124 BLOCK# 1 SECTION# 2
 PLAT BOOK# 47 FOLIO# 129 10 DIGIT TAX# 1900002226 DEED REF.# 35820/00380



MAP IS NOT TO SCALE

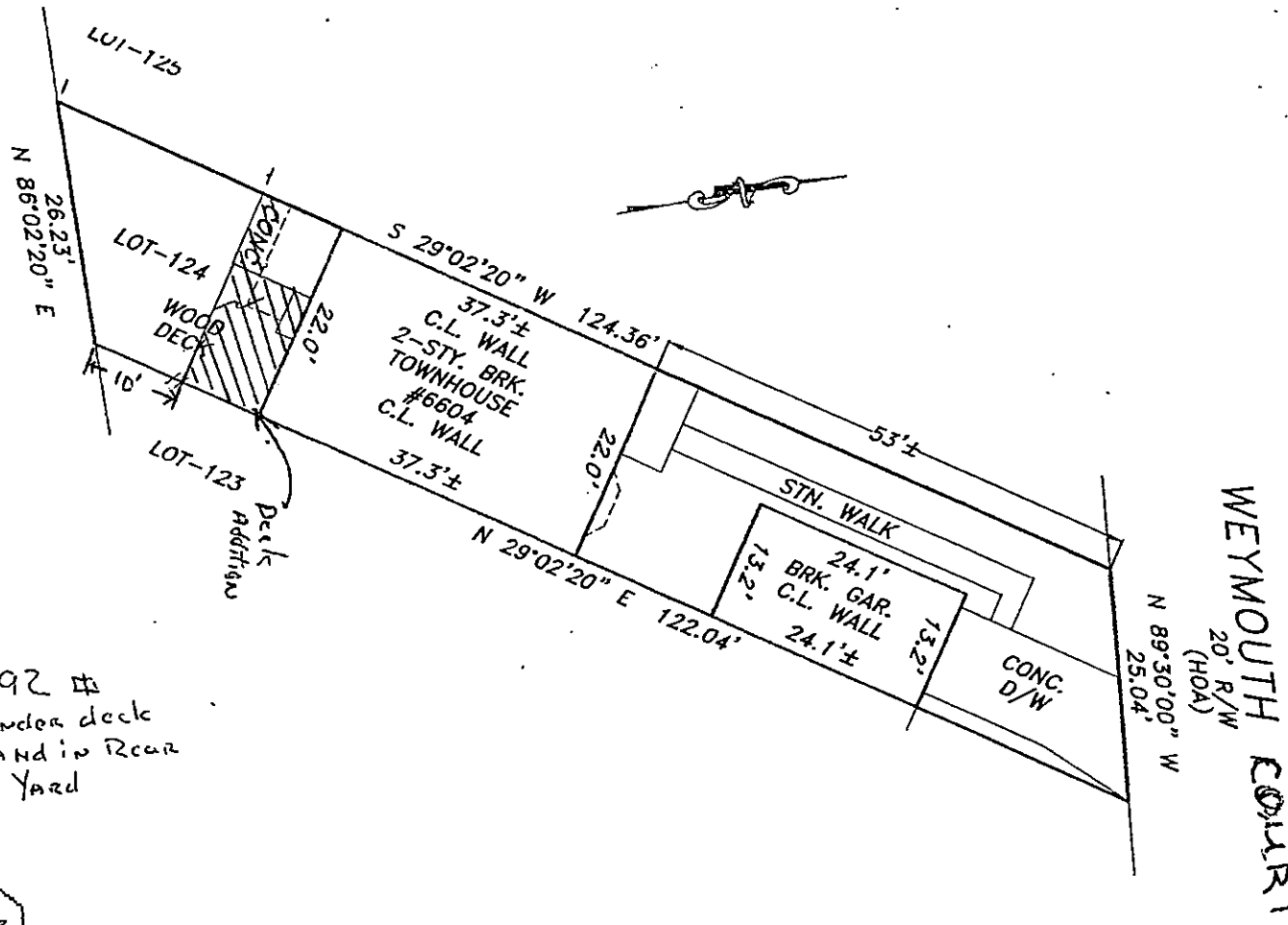
ZONING MAP# 079C1
 SITE ZONED DR3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 2710
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? No
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? 1
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

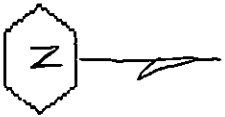
PLAN DRAWN BY NASER UDDIN DATE 8/23/18 SCALE: 1 INCH = 20 FEET

2019-0072-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6604 Weymouth Road OWNER(S) NAME(S) Sadaf Mustafat Nasir Uddin
 SUBDIVISION NAME Charlesbrooke at Pinchurst LOT # 124 BLOCK # 1 SECTION # 2
 PLAT BOOK # 47 FOLIO # 129 10 DIGIT TAX # 1900002226 DEED REF. # 35820/00380



592 #
under deck
and in Rear
Yard



PLAN DRAWN BY _____ DATE 8/23/18 SCALE: 1 INCH = 20 FEET

Hand-drawn site vicinity map. The map shows the intersection of Waymouth Cr and Waymouth Rd. A north arrow points up. A line labeled 'site' points to a location south of the intersection.

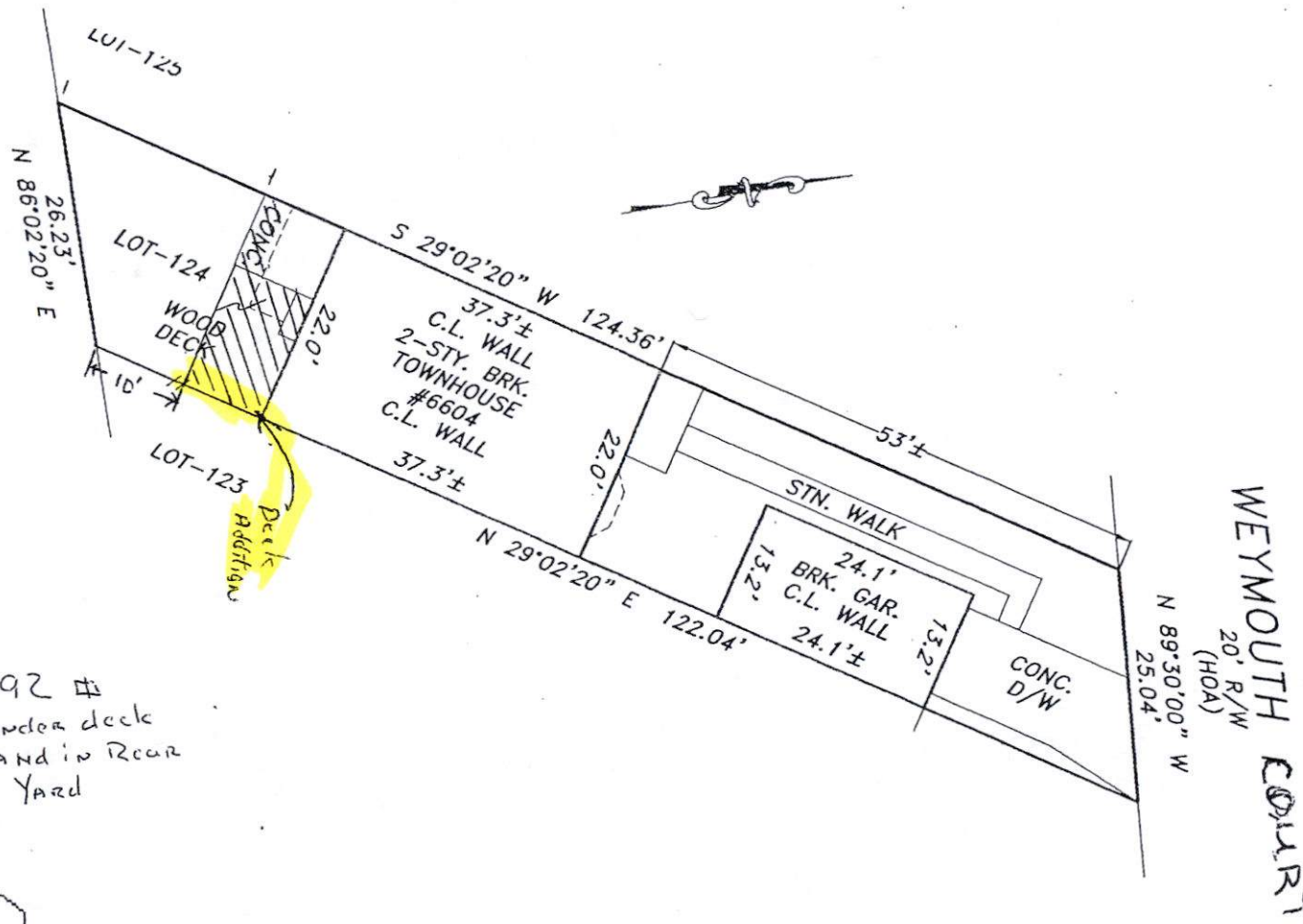
MAP IS NOT TO SCALE

ZONING MAP# 079C1
SITE ZONED DR 3.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA.ACREAGE _____
OR SQUARE FEET 2710
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS:
PUBLIC x PRIVATE _____
SEWER IS:
PUBLIC x PRIVATE _____
PRIOR HEARING? 1
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0072-A

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 6604 Weymouth Road OWNER(S) NAME(S) Sadaf Mustafat Naser Uddin
SUBDIVISION NAME Charlesbrooke at Pinchurst LOT# 124 BLOCK# 1 SECTION# 2
PLAT BOOK# 47 FOLIO# 129 10 DIGIT TAX# 1900002226 DEED REF.# 35820/00380



N
MAP IS NOT TO SCALE

ZONING MAP# 079C1
SITE ZONED DR3.5
ELECTION DISTRICT 9
COUNCIL DISTRICT 5
LOT AREA ACREAGE _____
OR SQUARE FEET 2710
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC ☒ PRIVATE _____
SEWER IS:
PUBLIC ☒ PRIVATE _____
PRIOR HEARING? 1
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY NASER UDDIN DATE 8/23/18 SCALE: 1 INCH = 20 FEET

2019-0072-A Pet. Eas. 1

N°	NORTH	WEST
876	28268.33	1698.89
887	28332.30	1591.23
845	28287.40	1591.57
1018	28204.42	1734.07
1015	28182.64	1734.07
1016	28194.91	1710.66
923	28186.77	1537.21
124	28244.20	1526.31
129	28244.35	1529.31

FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD
843	023	85.00	59.28'	59°57'37"	30.90	N 70°31'12"E - 58.09

THIS RECORD PLAT MAY NOT BE WITHDRAWN BY
BALTIMORE COUNTY AFTER 5 YEARS FROM
THE RECORDING DATE (SEE BALTO. CO. BILL # 6179
SECT 22-911.)
JONES FALLS DRAINAGE AREA

RESUBDIVISION OF
LOTS 122-126
PART OF PLAT 1 SECTION 2
CHARLES BROOKE
AT PINEHURST

9TH ELECTION DISTRICT BALTO CO. MD
SCALE: 1" = 30' MAY 13, 1981

(1) MAY 2 1969
JUN 3 1969

The approval of this plan is predicated on the availability of public water and sewage prior to construction of homes.

62/81
DATE

James E. Seavey
DIRECTOR

APPROVED
5/25/51 *[Signature]*
DATE DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED: 6/12/81 [Signature]
DATE: _____ QUINCY ROADS ENGINEER

KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
TOWSON, MD 21204

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:

The requirements of Section 80A, Article 21 of the Annotated Code of Maryland as far as they relate to the preparation of this plan have been complied with.

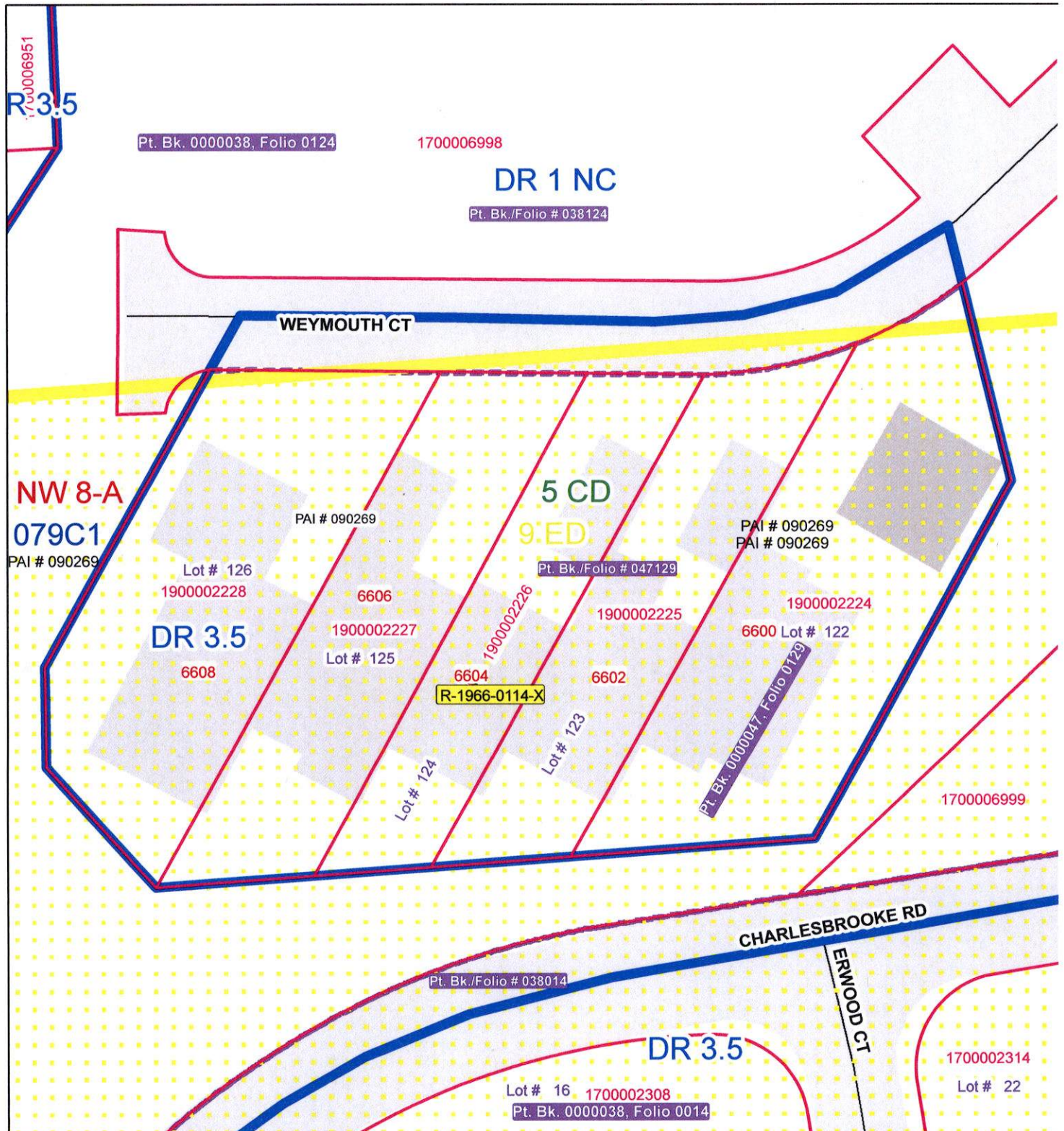
I, Ronald W. Bragley, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 101B of the Acts of 1945 and subsequent amendments and

REGISTERED LAND SURVEYOR No 3985 DATE

2019-0072-A

6604 Weymouth Court

2019-0072-A



Publication Date: 8/23/2018



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