

MEMORANDUM

DATE: November 27, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0097-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 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 *
(8207 Anita Road)
3rd Election District *
2nd Council District *
Mali Sateri *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0097-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 owner of the property, Mali Sateri (“Petitioner”). The Petitioner is requesting Variance relief pursuant to §§ 400.1, 1B02.3.B and 504 (202.2 – 1955 regulations) of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed detached accessory structure (garage) to be located in the side yard with a front yard setback from the centerline of a street of 62.5 ft. in lieu of the required rear yard and minimum centerline of street setback of 75 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. No adverse ZAC comments were received from any of the reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 10-25-18

By 103

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 Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 25th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1, 1B02.3.B and 504 (202.2 – 1955 regulations) of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed detached accessory structure (garage) to be located in the side yard with a front yard setback from the centerline of a street of 62.5 ft. in lieu of the required rear yard and minimum centerline of street setback of 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his/her 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

ORDER RECEIVED FOR FILING

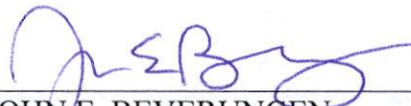
Date 10-25-18

2

By WJ

3. The proposed garage shall not be used for commercial purposes.

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 10-25-18

By 190



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 8207 Anita Road, Baltimore, MD 21208

Deed Reference 3 9 7 4 2 / 0 0 4 5 0

Owner(s) Printed Name(s) Mali Sateri

Currently zoned DR1 (Vested R-40)

10 Digit Tax Account # 0 3 1 2 0 6 0 7 9 0

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

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

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

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) . . . Sections 400.1, 1B02.3.B and 504 (202.2 - 1955 regs) – to permit a proposed detached accessory structure (garage) to be located in the side yard with a front yard setback from the centerline of a street of 62½ feet in lieu of the required rear yard and minimum centerline of street setback of 75 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):

Mali Sateri

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

8207 Anita Road

Baltimore

Maryland

Mailing Address

City

State

21208

Zip Code

410-484-8104

Telephone #

malisateri@gmail.com

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:

Sara Sateri

Name – Type or Print

Signature

8207 Anita Road

Baltimore

Maryland

Mailing Address

City

State

21208

Zip Code

443-677-0652

Telephone #

sarasateri@gmail.com

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 2019-0097-A

Filing Date 9/27/18

Estimated Posting Date 10/7/18

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: 8207 Anita Road Baltimore Maryland 21208
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)

See Exhibit A to 8207 Anita Road Administrative Zoning Petition

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

Mali Sateri
Signature of Owner (Affiant)

Mali Sateri

Name- Print or Type

Signature of Owner (Affiant)

Name- Print or Type

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

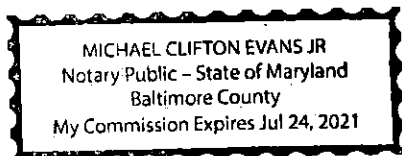
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MALI SATERI

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

AS WITNESS my hand and Notaries Seal



Michael C. Evans Jr
Notary Public
7/24/21
My Commission Expires

Item #0097 REV. 5/5/2016

Exhibit A
to 8207 Anita Road Administrative Zoning Petition
Accessory Structure: Enclosed Detached Garage

The subject property is unique to the surrounding area in that (i) the lot is triangular shaped and (ii) does not have a carport or enclosed garage. Out of 34 houses on Anita Road and Whisperwood Court, the subject property is one of 7 houses without a garage or carport. Consequently, the limitations of the existing zoning setbacks to situate an accessory building (vis-à-vis, detached garage) in accordance with zoning regulation creates a hardship and negatively impacts the use and enjoyment of the subject property. Placing the detached garage in the proposed location with variance relief places it in the (i) architecturally natural and (ii) location consistent the many neighboring properties with similar structures.

Strict compliance with the BCZR would necessitate the proposed accessory structure to be placed in the far northeast corner of the property. This requirement is impractical and results in undue hardship for the homeowner for several reasons. First, placement of the accessory structure in the northeast corner of the property would require significant grading, tree and shrub removal, and potentially supplemental foundational work due to the sloping topography. The northeast corner is the lowest elevation of the property, slopes away from the house, and is partially wooded. Second, the northeast corner is the furthest point from the existing driveway, resulting in significant additional expense to double the length of the existing (120') driveway - while eliminating much of the usable area of the back yard. Further, the northeast corner is not near entry points to the house which are generally located on the south-side of the lot and improvements. Third, placement in the northeast corner would situate the accessory structure in view of, and close proximity to, the downhill neighboring property (8117 Anita Rd) behind the subject. Finally, locating the accessory structure in the northeast corner would create significant additional impermeable surface area with potentially adverse run off or additional cost for management and remediation of such. Whereas, locating the structure in the proposed area that is already paved, minimally changes the impermeable surface area characteristics of the property from its current state. For reference, there is/are precedent for granting setback variance in the subject neighborhood including approval for a zero lot line variance to add a carport at 8209 Anita Road.

The proposed variance relief would reduce the front set back of the property to less than the 50' BCZR requirement (to ~37'+) and the rear/side set back to just over 30' to the lot line. As such, the impact of the proposed 20'x36' accessory enclosed garage structure next to the south wall of the existing improvements is deemed minimal, architecturally appropriate, located in line with the longest axis of the property, without negatively affecting the surrounding homes, and an improvement to the neighborhood as a whole.

Item #0097

Zoning Property Description for 8207 Anita Road, Baltimore, MD 21208

Beginning at a point on the East side of Anita Road which is 50 feet wide at a distance of 329 feet south of the centerline of the nearest improved intersecting street Maxine Circle which is 50 feet wide.

Being Lot #8, Block D, Section #6 in the subdivision of Stevenson Ridge as recorded in Baltimore County Plat Book W.J.R. #26, Folio #124, containing 30,441 square feet. Located in the 3rd Election District and 2nd Council District.

Exhibit B

Zoning Property Description for 8207 Anita Road, Baltimore, MD 21208

Beginning at a point on the East side of Anita Road which is 50 feet wide at a distance of 329 feet south of the centerline of the nearest improved intersecting street Maxine Circle which is 50 feet wide.

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to 8207 Anita Road Administrative Zoning Petition
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The proposed variance relief would reduce the front set back of the property to less than the 50' BCZR requirement (to ~37'+) and the rear/side set back to just over 30' to the lot line. As such, the impact of the proposed 20'x36' accessory enclosed garage structure next to the south wall of the existing improvements is deemed minimal, architecturally appropriate, located in line with the longest axis of the property, without negatively affecting the surrounding homes, and an improvement to the neighborhood as a whole.

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Item #0097

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/7/2018

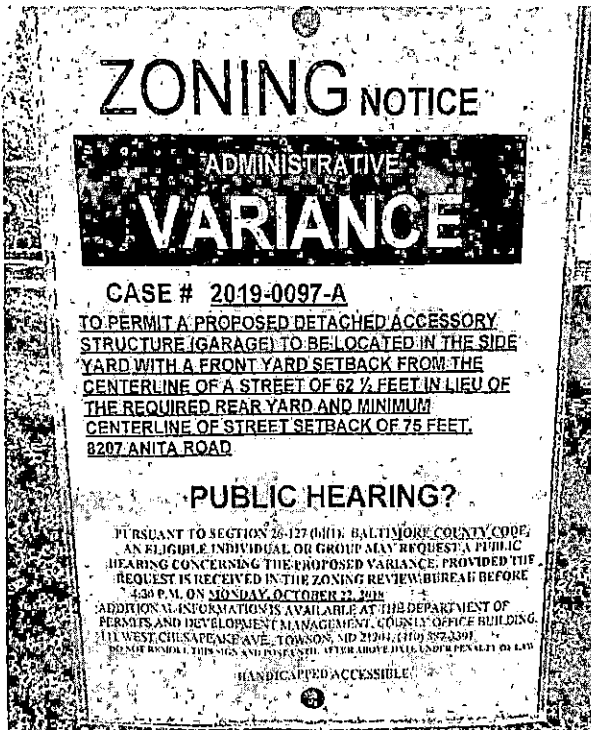
Case Number: 2019-0097-A

Petitioner / Developer: MALI SATERI

Date of Closing: OCTOBER 22, 2018

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:
8207 ANITA ROAD

The sign(s) were posted on: **OCTOBER 7, 2018**



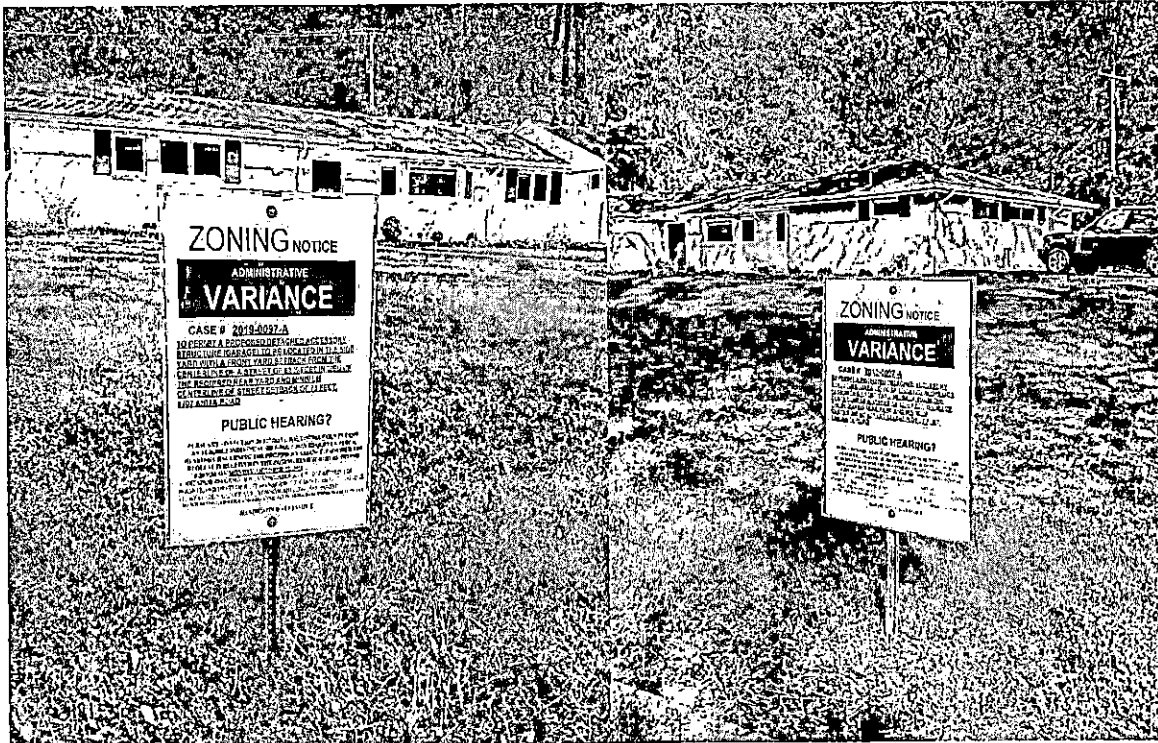
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photos of 1st & 2nd Signs @ 8207 Anita Rd.
CASE # 2019-0097-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0097 -A Address 8207 Anita Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/27/18 Posting Date: 10/7/18 Closing Date: 10/22/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 0097 -A Address 8207 Anita Rd

Petitioner's Name Mali Sateri Telephone 410 484 8104

Posting Date: 10/7/18 Closing Date: 10/22/18

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to be located in the side yard with a front yard setback
from the centerline of a street of 62 1/2 feet in lieu of the
required rear yard and minimum centerline of street setback
of 75 feet

Revised 6/30/2019

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0097-A
Property Address: 8207 Anita Road Baltimore, MD 21208
Property Description: east side of Anita Rd, 329' south of
Maxine Cir.
Legal Owners (Petitioners): Mali Sateri
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Sara Sateri
Company/Firm (if applicable): _____
Address: ~~8000~~ 8207 Anita Road
Baltimore, MD 21208

Telephone Number: 443-677-0652

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

No. **176246**

Date: **9/27/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 9/28/2018 9/27/2018 10:03:09 3

REC MS03 WALKIN CAM
 RECEIPT # 791208 9/27/2018 OFLN

Dept 5 528 ZONING VERIFICATION

Amount 17,246

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				17,246

Rec'd Tot \$75.00
 \$100.00 CA
 \$25.00- CG

Baltimore County, Maryland

Total: **17,246**

Rec From:

For:

zoning hearing - case # 2019-0097-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!



DONALD I. MOHLER III
County Executive

October 23, 2018

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

Mali Sateri
8207 Anita Rd..
Baltimore, MD 21208

Dear Mali Sateri:

RE: Case Number: 2019-0097A, Address: 8207 Anita Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 27, 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

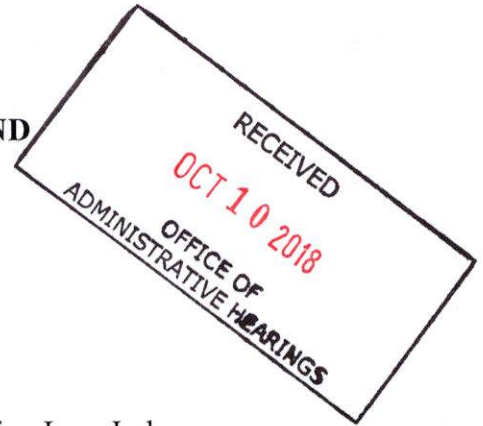
Enclosures

c: People's Counsel

10-22

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

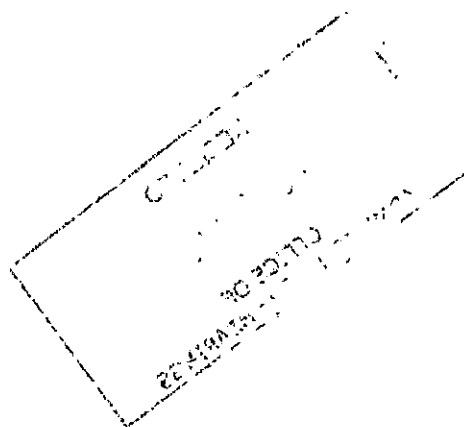
DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0097-A
Address 8207 Anita Road
(Sateri Property)

Zoning Advisory Committee Meeting of **October 8, 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: October 16, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2018
Item No. 2019-0080-A, 0088-A, 0089-A, 0090-A, 0092-SPH, 0093-A, 0094-
SPHXA, 0095-A, 0096-A, 0097-A and 0098-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0097-A
Address 8207 Anita Road
(Sateri Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

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

Reviewer: Steve Ford

Date: 10/1/18

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.

2019-0097-A -
Administrative Variance
Mali Sateri
8207 Anita 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

8207 Anita Road 21208

①

Front face of house from Anita Rd.

marks
Proposed Garage location



→ Sam

②

current driveway looking towards south side of house



8207 Anita Road 21208

Current BCZR would necessitate
placement of structure here on
Northeast property corner -

inaccessible from driveway
downward slope

③

8209
Anita
Neighbour



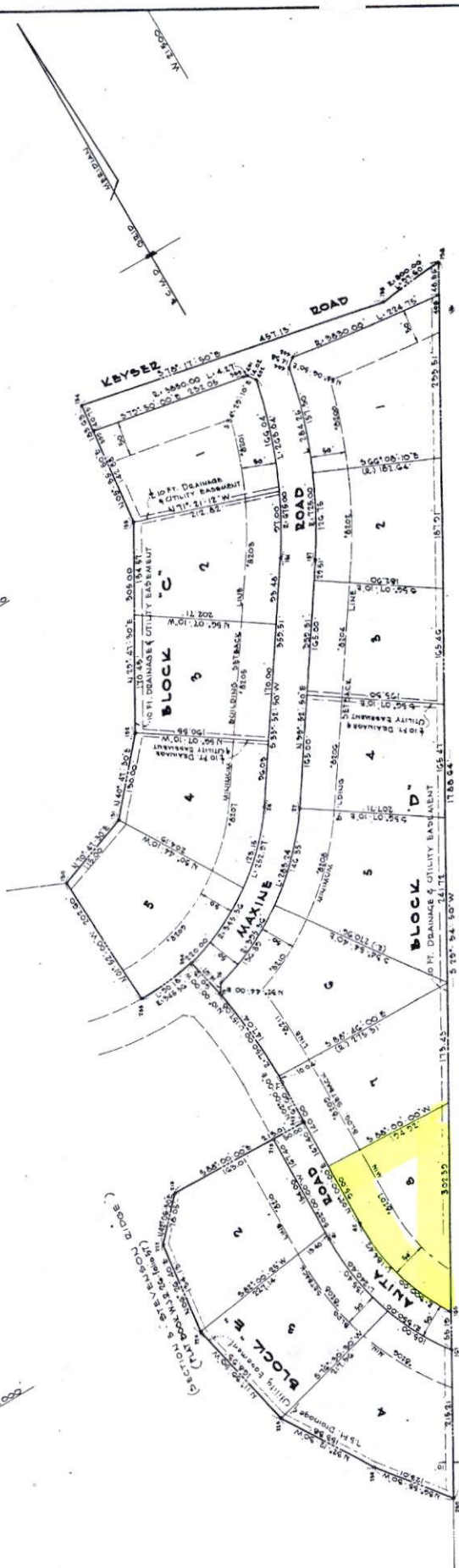
Better image to characterize downward slope and low elevation

④

Neighbouring
property
8117
Anita Rd. ←



if accessory
were placed
here per
BCZR Regulation,
puts garage
in view of
this property



COORDINATES		
No.	WEST	NORTH
10	21 955.41	51 955.55
11	21 955.41	51 955.55
12	21 955.41	51 955.55
13	21 955.41	51 955.55
14	21 955.41	51 955.55
15	21 955.41	51 955.55
16	21 955.41	51 955.55
17	21 955.41	51 955.55
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42	21 955.41	51 955.55
43	21 955.41	51 955.55
44	21 955.41	51 955.55
45	21 955.41	51 955.55
46	21 955.41	51 955.55
47	21 955.41	51 955.55
48	21 955.41	51 955.55
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78	21 955.41	51 955.55
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82	21 955.41	51 955.55
83	21 955.41	51 955.55
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86	21 955.41	51 955.55
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91	21 955.41	51 955.55
92	21 955.41	51 955.55
93	21 955.41	51 955.55
94	21 955.41	51 955.55
95	21 955.41	51 955.55
96	21 955.41	51 955.55
97	21 955.41	51 955.55
98	21 955.41	51 955.55
99	21 955.41	51 955.55
100	21 955.41	51 955.55

C U R V E S		
From	To	Chord
10	21	54° 51' 55" W 247.55
11	22	54° 51' 55" W 247.55
12	23	54° 51' 55" W 247.55
13	24	54° 51' 55" W 247.55
14	25	54° 51' 55" W 247.55
15	26	54° 51' 55" W 247.55
16	27	54° 51' 55" W 247.55
17	28	54° 51' 55" W 247.55
18	29	54° 51' 55" W 247.55
19	30	54° 51' 55" W 247.55
20	31	54° 51' 55" W 247.55
21	32	54° 51' 55" W 247.55
22	33	54° 51' 55" W 247.55
23	34	54° 51' 55" W 247.55
24	35	54° 51' 55" W 247.55
25	36	54° 51' 55" W 247.55
26	37	54° 51' 55" W 247.55
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70	81	54° 51' 55" W 247.55
71	82	54° 51' 55" W 247.55
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74	85	54° 51' 55" W 247.55
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78	89	54° 51' 55" W 247.55
79	90	54° 51' 55" W 247.55
80	91	54° 51' 55" W 247.55
81	92	54° 51' 55" W 247.55
82	93	54° 51' 55" W 247.55
83	94	54° 51' 55" W 247.55
84	95	54° 51' 55" W 247.55
85	96	54° 51' 55" W 247.55
86	97	54° 51' 55" W 247.55
87	98	54° 51' 55" W 247.55
88	99	54° 51' 55" W 247.55
89	100	54° 51' 55" W 247.55

SUBDIVISION PLAT OF
SECTION
STEVENSON RIDGE
ELECTION DIST. 3 BALTIMORE CO., MD.
SCALE: 1"=100' NOV. 18, 1959

DEVELOPER:
MARCIE HOMES, INC.
R.R. 7, Pikesville 8, MD.

RECEIVED FOR RECORD
DEC 15 1959 at
W.J.R. Co. Records of
Baltimore County and ex-
amined, per

Vested
R-40

Item #0097



SURVEYOR'S CERTIFICATE
I, NORMAN FRANKS, Registered Land Surveyor of the State of Maryland, do hereby certify that the plat is a true and correct representation of the field work and the plat is in accordance with the provisions of the law relating to the subdivision of land in the State of Maryland, Acts of 1849 and subsequent Amending Acts.

OWNERS CERTIFICATE
The requirements of Section 12, b, Article II of the Annotated Code of Maryland (Public Law 1947 Chapter 233) have been complied with. The plat has been examined and approved by the County Board of Engineers.

APPROVED:
DATE: 12/10/59
COUNTY BOARD OF ENGINEERS

APPROVED:
DATE: 12/10/59
COUNTY PLANNING BOARD

MATZ, CHILDS & ASSOCIATES
2125 N. CHARLES ST.
BALTIMORE 18, MD.

Norman Frank's
REGISTERED LAND SURVEYOR 1935

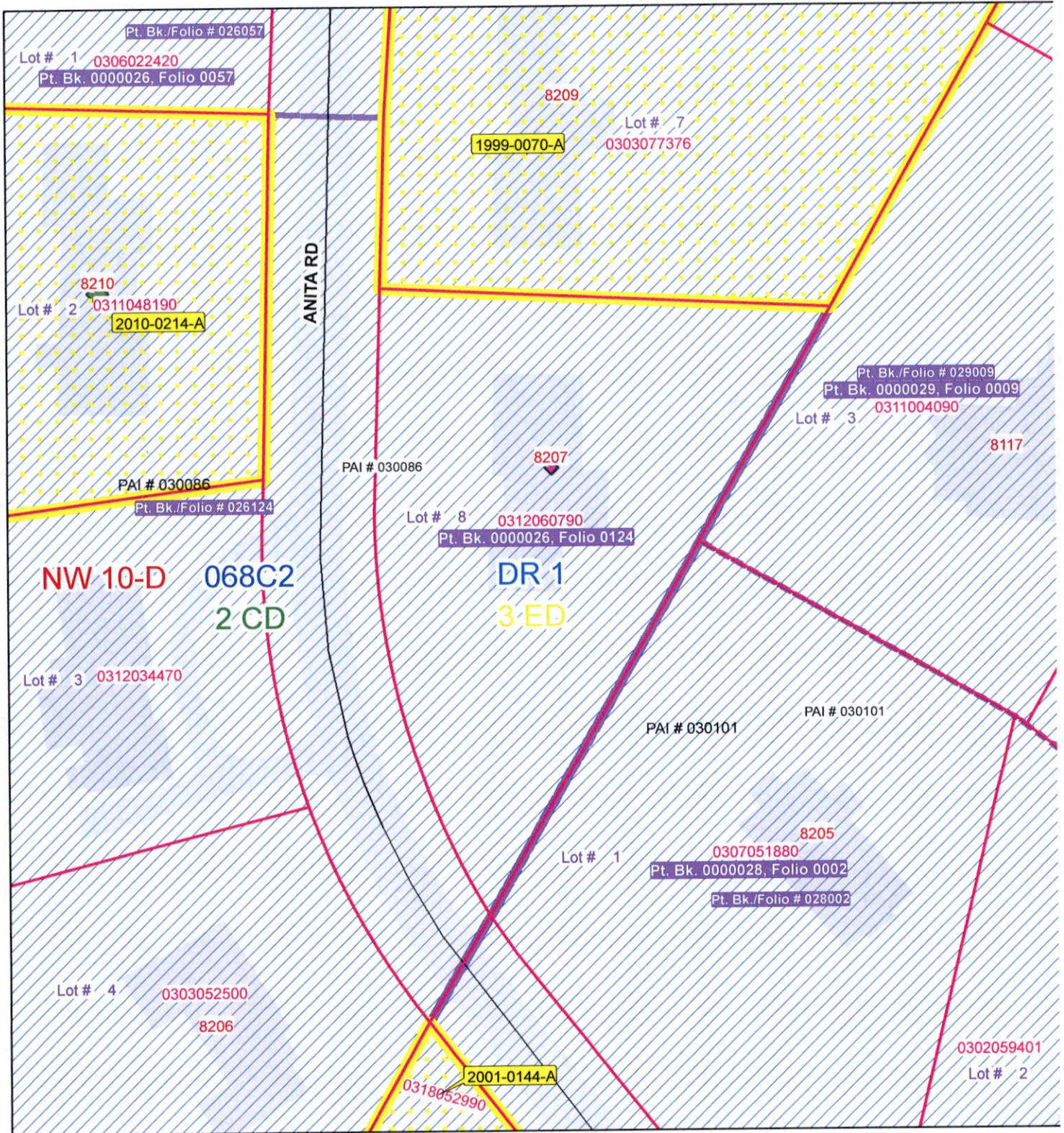
W. J. R. Co.
OWNERS

W. J. R. Co.
DATE: 12/10/59

W. J. R. Co.
DATE: 12/10/59

MSA 551336-3154

8207 Arima Road, Tax #03-1 060-790



Publication Date: 9/27/2018



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



0 15 30 60 90 120 Feet

1 inch = 60 feet

Item #0097

CASE NO. 2019- 0097-AC H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-16</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-10</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-1</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>10-7-18</u>	by <u>O'Keefe</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 - 0312060790			
Owner Information					
Owner Name:		SATERI MALI		Use: RESIDENTIAL	
Mailing Address:		8207 ANITA RD BALTIMORE MD 21208-		Principal Residence: YES Deed Reference: /39742/ 00450	
Location & Structure Information					
Premises Address:		8207 ANITA RD BALTIMORE 21208-		Legal Description:	
STEVENSON RIDGE					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0011	0262		0000	6 D 8 2017 0026/0124
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1961		2,726 SF		31,798 SF	
Property Land Area		County Use			
31,798 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1	NO	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	133,200	133,200			
Improvements	268,100	258,400			
Total:	401,300	391,600	391,600		391,600
Preferential Land:	0				0
Transfer Information					
Seller: SATERI MALI		Date: 12/13/2017		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /39742/ 00450		Deed2:	
Seller: LOWENTHAL DANIEL A JR		Date: 12/13/2017		Price: \$380,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39742/ 00445		Deed2:	
Seller:		Date:		Price: \$0	
Type:		Deed1: /03910/ 00500		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 01/29/2018					
Homeowners' Tax Credit Application Information					

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

ZAC AGENDA

Case Number: 2019-0097-A **Reviewer:** Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Mali Sateri

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8207 ANITA RD

Location: E/S Anita Road, +/- 330 ft. S of the centerline of Maxine Circle

Existing Zoning: DR 1 (VESTED R-40)

Area: 31,798 SQ. FT., 0.729 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed detached accessory structure (garage) to be located in the side yard with a front yard setback from the centerline of a street of 62.5 ft. in lieu of the required rear yard and minimum centerline of street setback of 75 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/22/2018

Miscellaneous Notes:

Case Number: 2019-0098-A **Reviewer:** Jason Seidelman

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Nasir Hamidy

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6302 CHESWORTH RD

Location: NE/S of Chesworth Road, 110 ft. SE of the centerline of the intersection with n Rolling Road.

Existing Zoning: DR 3.5

Area: 8,560 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a side yard addition with a side setback of 5.8 ft. in lieu of the required 10 ft.

Attorney: Not Available

Prior Zoning Cases: None

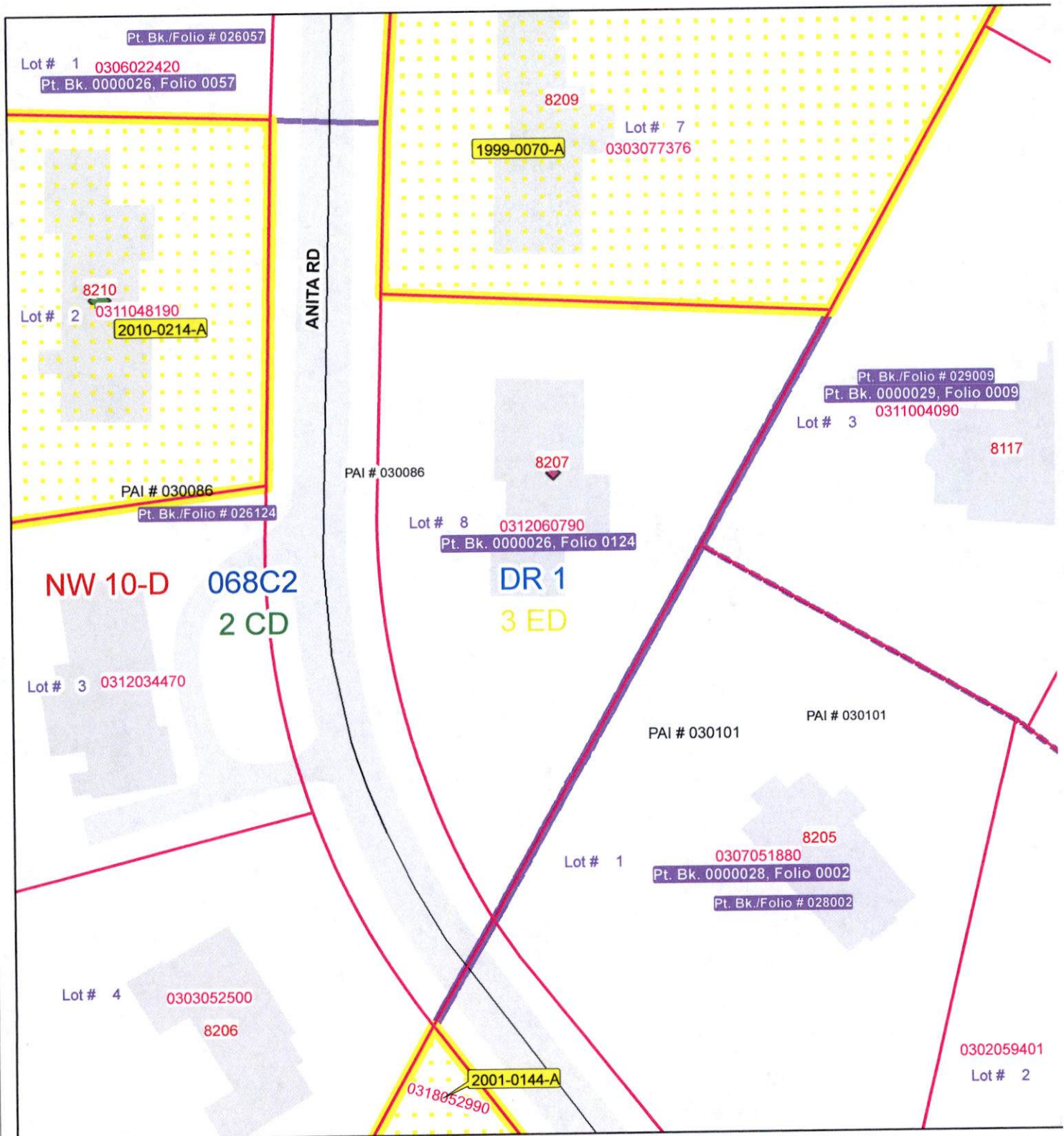
Concurrent Cases: None

Violation Cases: None

Closing Date: 10/22/2018

Miscellaneous Notes:

8207 Anita Road, Tax #03-1- 060-790



Publication Date: 9/27/2018



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



0 15 30 60 90 120
Feet

1 inch = 60 feet

Item #0097

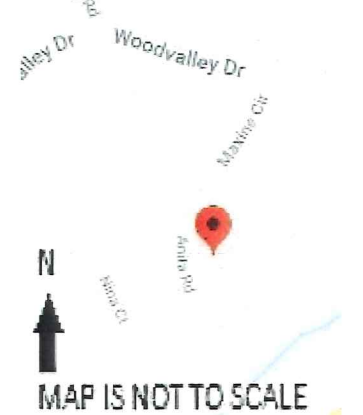
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING ☐ (MARK TYPE REQUESTED WITH X)

ADDRESS 8207 Anita Road, Baltimore, Maryland 21208 OWNER(S) NAME(S) Mali Sateri

SUBDIVISION NAME Stevenson Ridge LOT # 8 BLOCK # D SECTION # 6

PLAT BOOK # 26 FOLIO # 124 10 DIGIT TAX # 0312060790 DEED REF. # 39742/00450

SITE VICINITY MAP



ZONING MAP#0068 - C2

SITE ZONED DR1 (Vested R-40)

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE .729

OR SQUARE FEET 31,798

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? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No

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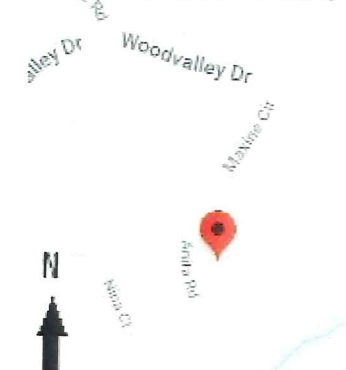
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ADDRESS 8207 Anita Road, Baltimore, Maryland 21208 OWNER(S) NAME(S) Mali Sateri

SUBDIVISION NAME Stevenson Ridge LOT # 8 BLOCK # D SECTION # 6
PLAT BOOK # 26 FOLIO # 124 10 DIGIT TAX # 0312060790 DEED REF. # 39742 / 00450



MAP IS NOT TO SCALE

ZONING MAP#0068 - C2

SITE ZONED DR1 (Vested R-40)

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA ACREAGE .729

OR SQUARE FEET 31,798

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN ? No

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC x PRIVATE

2 SEWER IS:

PUBLIC x PRIVATE

PRIOR HEARING ? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

No

VIOLATION CASE INFO:

No

PLAN DRAWN BY Sara Sateri DATE _____ SCALE: 1 INCH = 30 FEET

#2019-0097-A