

M E M O R A N D U M

DATE: December 10, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0486-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 9, 2019. 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 *
(5644 Crescent Ridge Drive)
11th Election District *
6th Council District *
Hassan S. Tariq *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0486-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Hassan S. Tariq (“Petitioner”). The Petitioner is requesting Variance relief from § 427 of the Baltimore County Zoning Regulations (“BCZR”) to permit a residential occupancy fence to be erected in the rear yard of a lot which adjoins the front yard of another lot with a fence height of 4 ft., 2 in. in lieu of the maximum permitted height of 3.5 ft. (42 in.). 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. There were no adverse ZAC comments received by any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 19, 2019, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-17-19

By BSW

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

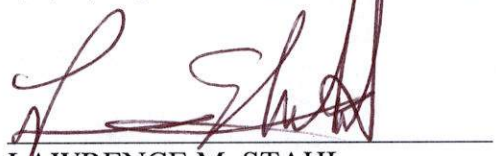
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **November, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427 of the Baltimore County Zoning Regulations ("BCZR") to permit a residential occupancy fence to be erected in the rear yard of a lot which adjoins the front yard of another lot with a fence height of 4 ft., 2 in. in lieu of the maximum permitted height of 3.5 ft. (42 in.), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioner may apply for his appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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.



LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 11-7-19

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 5644 Crescent Ridge Dr Currently zoned DR 3.5
 Deed Reference 1 10 Digit Tax Account # 250 000 6817
 Owner(s) Printed Name(s) Hassan Tariq

(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)

BCZR 427 to permit a residential occupancy fence to be erected in the rear yard of a lot which adjoins the front yard of another lot with a fence height of 4 feet, 2 inches in lieu of the maximum permitted height of 3.5 feet (42 inches).
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):

Hassan Tariq /
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] /
 Signature #1 Signature #2
5644 Crescent Ridge Dr White Marsh MD
 Mailing Address City State
21162 / 443-540-0081 / Kihassan@hotmail.com
 Zip Code Telephone # Email Address

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

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

Representative to be contacted:

Name – Type or Print
 Signature
 Mailing Address City State
 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 11-7-19 day of 19 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 2019-0486-A Filing Date 10/8/2019 Estimated Posting Date 10/20/2019 Reviewer JNP

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: 5644 Crescent Ridge Dr, White Marsh, MD 21162
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)**

There is unwanted decrease in
usable lot size due to setbacks.
We want a higher fence because we are a corner
house and have heavy traffic flow. I want my kids
to play without us worrying that they will climb over the fence.

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

[Signature]
Signature of Owner (Affiant)

Hassan Tariq
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:

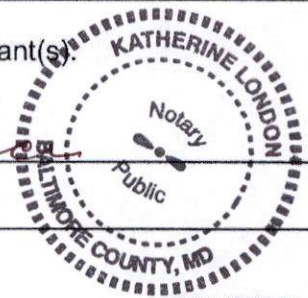
I HEREBY CERTIFY, this 8th day of October, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Hassan Tariq

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

AS WITNESS my hand and Notaries Seal

Katherine London
Notary Public
12/08/2020
My Commission Expires



PROPERTY DESCRIPTION PART A:

ZONING PROPERTY DESCRIPTION FOR **5644 CRESCENT RIDGE DRIVE, WHITE MARSH, MD 21162**

*Beginning at a point on the ^{west}~~north~~ side of **CRESCENT RIDGE DRIVE** which is **40** feet wide at a distance of **0** feet **EAST** of the centerline of the nearest improved intersecting street **AUTUMN TERRACE DRIVE** which is **40** feet wide.

PROPERTY DESCRIPTION PART B: **OPTION 2**

OPTION 2: Subdivision Lot – **114**: Being Lot #**114**, Block N/A, Section #N/A in the subdivision of **ALLENDER ROAD** as recorded in Baltimore County Plat Book #**079**, Folio #**334**, containing **7,927 sq. feet**. Located in the **11th** Election District and **5th** Council District.

2019-0486-A

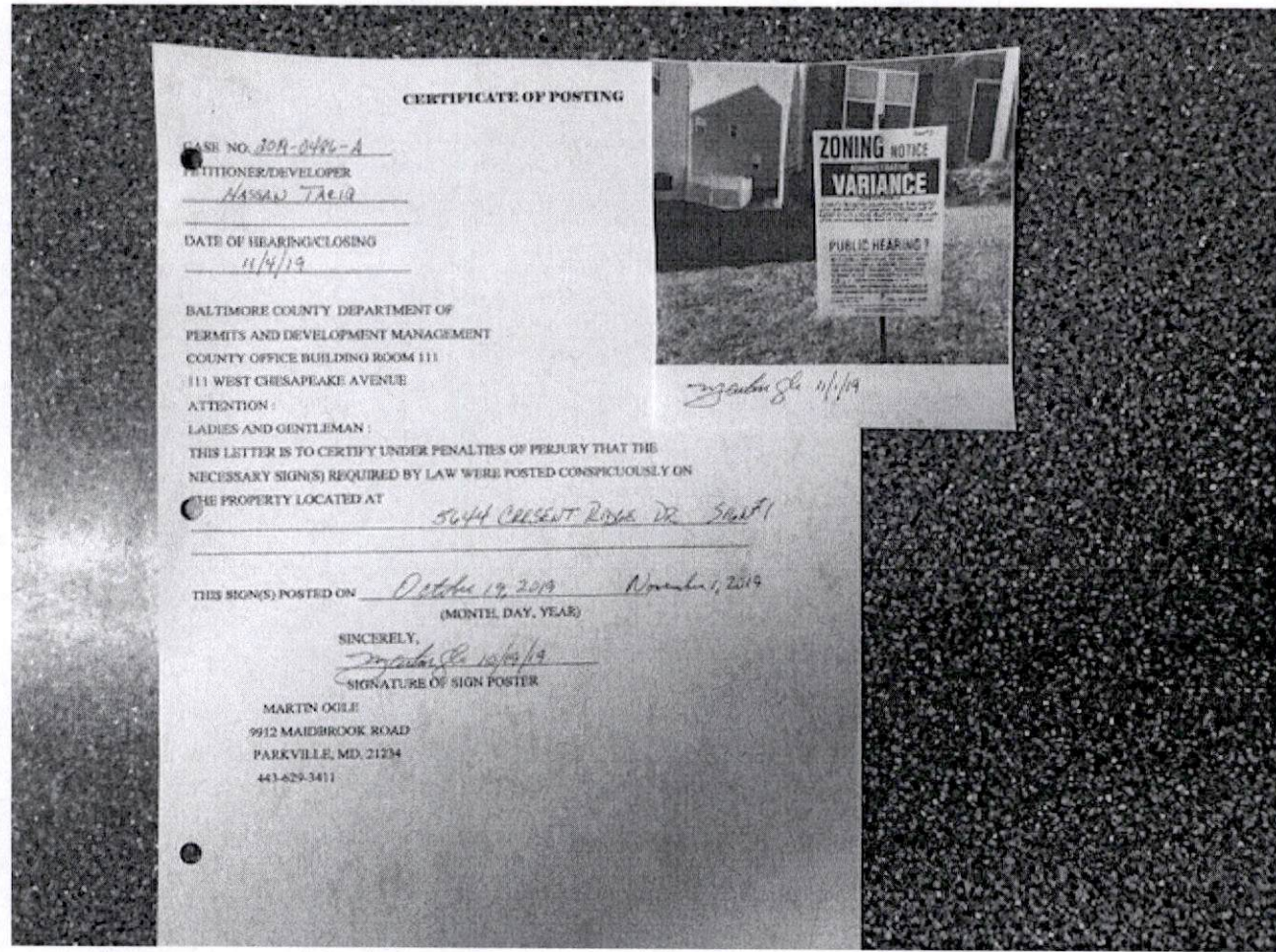
(AV) 11-4-19

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Friday, November 1, 2019 2:39 PM
To: Administrative Hearings
Subject: 2019-0486-A

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates



CERTIFICATE OF POSTING

CASE NO. 200-0482-A

APPLICANT/DEVELOPER

ALISSA TARR

DATE OF HEARING/CLOSING

11/11/19

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

5644 PRESENT DRIVE DR. 50112

THIS SIGN(S) POSTED ON October 19, 2019 November 1, 2019
(MONTH, DAY, YEAR)

SINCERELY,

[Signature]
SIGNATURE OF SIGN FOSTER

MARTIN OOLE
9912 MAID BROOK ROAD
PARKVILLE, MD, 21234
443-639-3411



[Signature] 11/11/19

Sent from my iPhone

CERTIFICATE OF POSTING

CASE NO. 2019-0486-A

PETITIONER/DEVELOPER

HASSAN TARIQ

DATE OF HEARING/CLOSING

11/4/19

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

5644 CRESENT RIDGE DR

SIGN#2

THIS SIGN(S) POSTED ON

October 19, 2019

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/19/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2019-0486-A

PETITIONER/DEVELOPER

HASSAN TARIQ

DATE OF HEARING/CLOSING

11/4/19

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

5644 CRESENT RIDGE DR

SIGN #1



2019

, YEAR)

19

R

signed 10/19/19

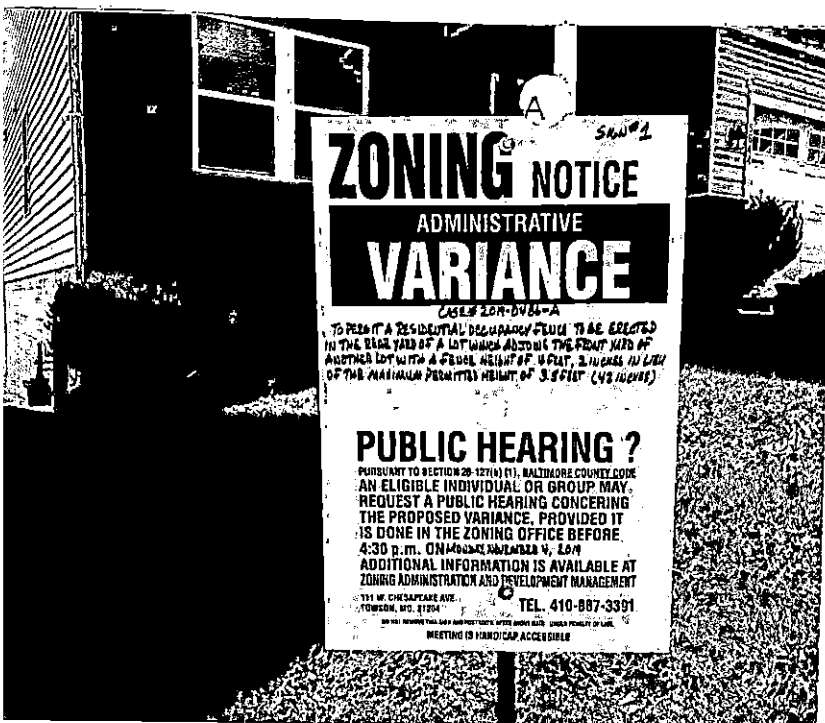
ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2019- D486 -A Address 5644 Crescent Ridge Dr.Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner/Please Print Your NameFiling Date: 10/8/2019 Posting Date: 10/20/19 Closing Date: 11/4/19

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



VARIANCE SIGN FORMAT

44 Crescent Ridge Dr.
Telephone 443-540-0081
Closing Date: 11/4/2019
Chain link fence to be erected in the
front yard of another lot with a
maximum permitted height of

Revised 6/30/2019

FOR APPROVALS AND INSPECTIONS
OFFICE

**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: 2019-0486-A
Property Address: 5644 Crescent Ridge Drive White Marsh, M.D. 21162
Property Description: W/S of Crescent Ridge Dr. c Corner of SE/S of
Autumn Terrace Drive
Legal Owners (Petitioners): Hassan Tariq
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Hassan Tariq
Company/Firm (if applicable): _____
Address: 5644 Crescent Ridge Dr.
White Marsh, MD 21162

Telephone Number: 443-540-0081

Revised 7/9/2015

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

No. **183808**

PAID RECEIPT

Date **10/8/2019**

BUSINESS ACTUAL TIME DRW
 10/08/2019 10/08/2019 11:51:12 5

REG WBS

WALKIN LRB

>>RECEIPT 037059 10/08/2019 OFLJ

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

Amount 5 528 ZONING VERIFICATION
 CR NO 183808

001	806	0000		6150						75.00

Rec t Tot \$ 75.00
 .00 CK 80.00 CA
 5.00 CO

Baltimore County, Maryland

Total: **75.00**

Rec: **Hassan Tariq**
 From:

For: **Adm. Variance - 5644 Crescent Ridge Dr.**
2019-0486-A (Tariq)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 04, 2019

Hassan Tariv
5644 Crescent Ridge Drive
White Marsh MD 21162

RE: Case Number: 2019-0486-A, 5644 Crescent Ridge Drive ,

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 08, 2019. 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/kl

Enclosures

c: People's Counsel

Date: 10/17/19

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

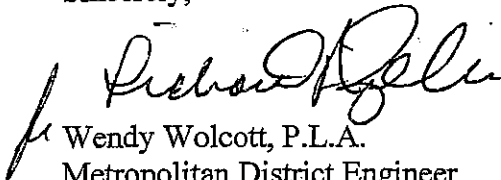
Dear Ms. Lewis:

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. 2019-0486-A

Administrative Variance
Hassan Yang
5644 Crescent Brg.

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

Sincerely,



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

WW/RAZ

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>10-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-19-19 by [Signature]

SIGN POSTING (2nd) Date: 11-1-19 by [Signature]

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt: None		Special Tax Recapture: None
Exempt Class: None		
Account Identifier:	District - 11 Account Number - 2500006817	
Owner Information		
Owner Name:	TARIQ HASSAN S	Use: RESIDENTIAL
Mailing Address:	5644 CRESCENT RIDGE DR WHITE MARSH MD 21162-	Principal Residence: YES Deed Reference: /36503/ 00424
Location & Structure Information		
Premises Address:	5644 CRESCENT RIDGE DR WHITE MARSH 21162-	Legal Description: .182 AC PHASE 2 5644 CRESCENT RDG DR WS 5737 ALLENDER ROAD
Map:	Grid:	Parcel:
0073	0008	0025
Neighborhood:	Subdivision:	Section:
11090086.04	0000	
Block:	Lot:	Assessment Year:
	114	2018
Plat No:	Plat Ref: 0079/ 334	
Special Tax Areas: None	Town:	None
	Ad Valorem:	None
	Tax Class:	None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2015	3,324 SF	Property Land Area
		7,927 SF
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	3 full/ 1 half
Garage	Last Notice of Major Improvements	
2 Attached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2018	07/01/2019
Land:	127,200	As of
Improvements	312,100	07/01/2020
Total:	439,300	
Preferential Land:	0	490,800
		0
Transfer Information		
Seller: NVR INC	Date: 08/06/2015	Price: \$478,317
Type: ARMS LENGTH IMPROVED	Deed1: /36503/ 00424	Deed2:
Seller: ALLENDER L C	Date: 04/16/2015	Price: \$174,395
Type: ARMS LENGTH IMPROVED	Deed1: /36064/ 00387	Deed2:
Seller: OPERATING ENGINEERS LOCAL UNION	Date: 04/27/2010	Price: \$16,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /29404/ 00376	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt: None	Special Tax Recapture: None	
Exempt Class: None		
Homestead Application Information		

Homestead Application Status: Approved 10/02/2015

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0486-A **Reviewer:** Jeffrey Perlow

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Hassan Tarig

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 6

Property Address: 5644 CRESCENT BRG

Location: W/S of Crescent Ridge Drive, at the corner of SE/S of Autumn Terrace Drive.

Existing Zoning: DR 3.5

Area: 7,927 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 427 to permit a residential occupancy fence to be erected in the rear yard of a lot which adjoins the front yard of another lot with a fence height of 4 feet, 2 inches in lieu of the maximum permitted height of 3.5 feet (42 inches).

Attorney: Not Available

Prior Zoning Cases: 2009-0140-SPH; 2013-0236-A; 2016-0192-SPHA

Concurrent Cases: None

Violation Cases: 9800080-XSPH

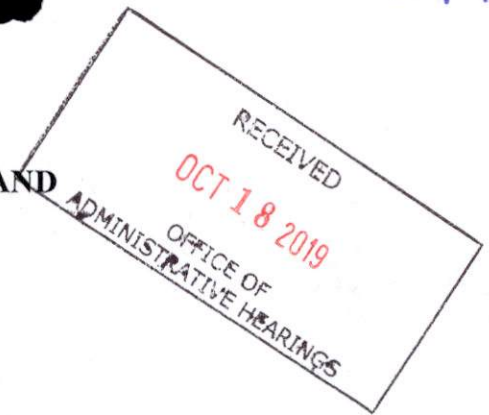
Closing Date: 11/04/2019

Miscellaneous Notes:

11-4-19

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0486-A
Address 5644 Crescent
(Tarig Property)

Zoning Advisory Committee Meeting of **October 11, 2019.**

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

Reviewer: Steve Ford

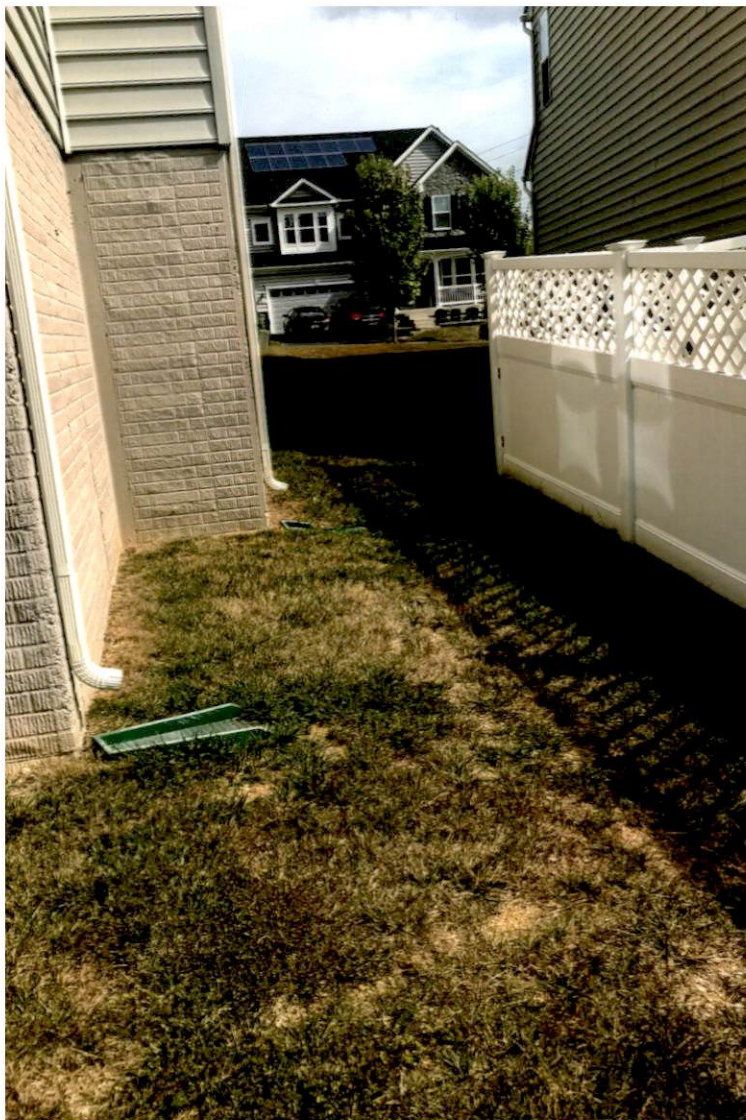




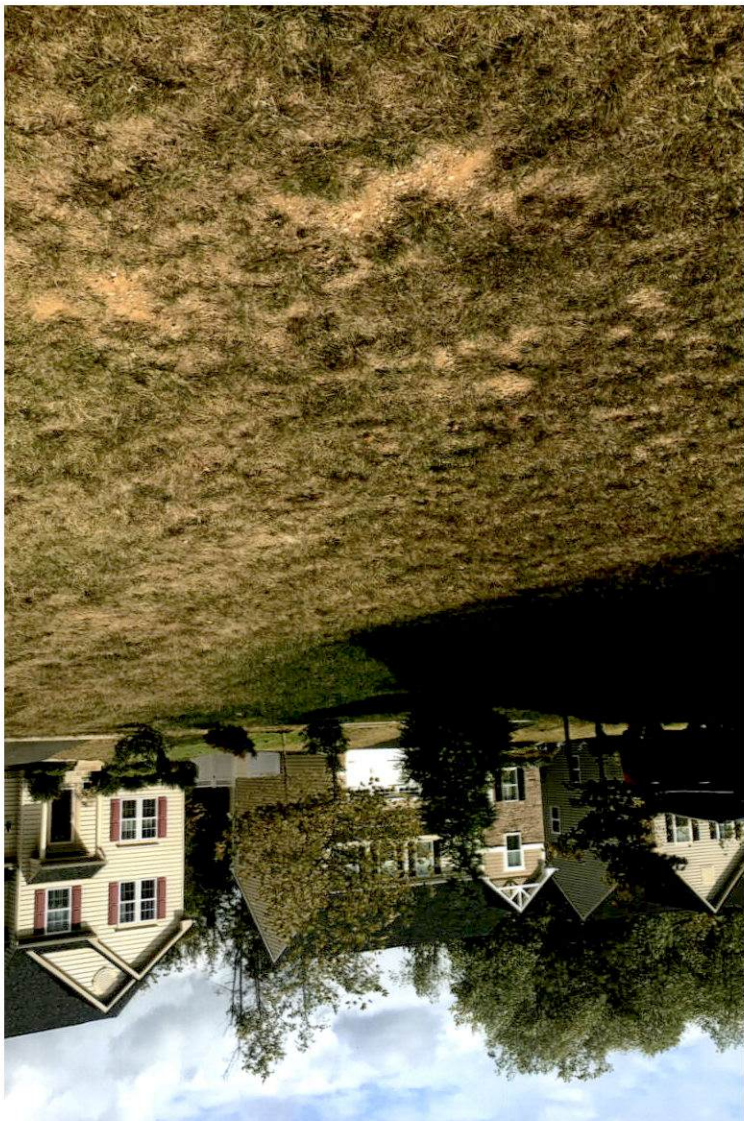




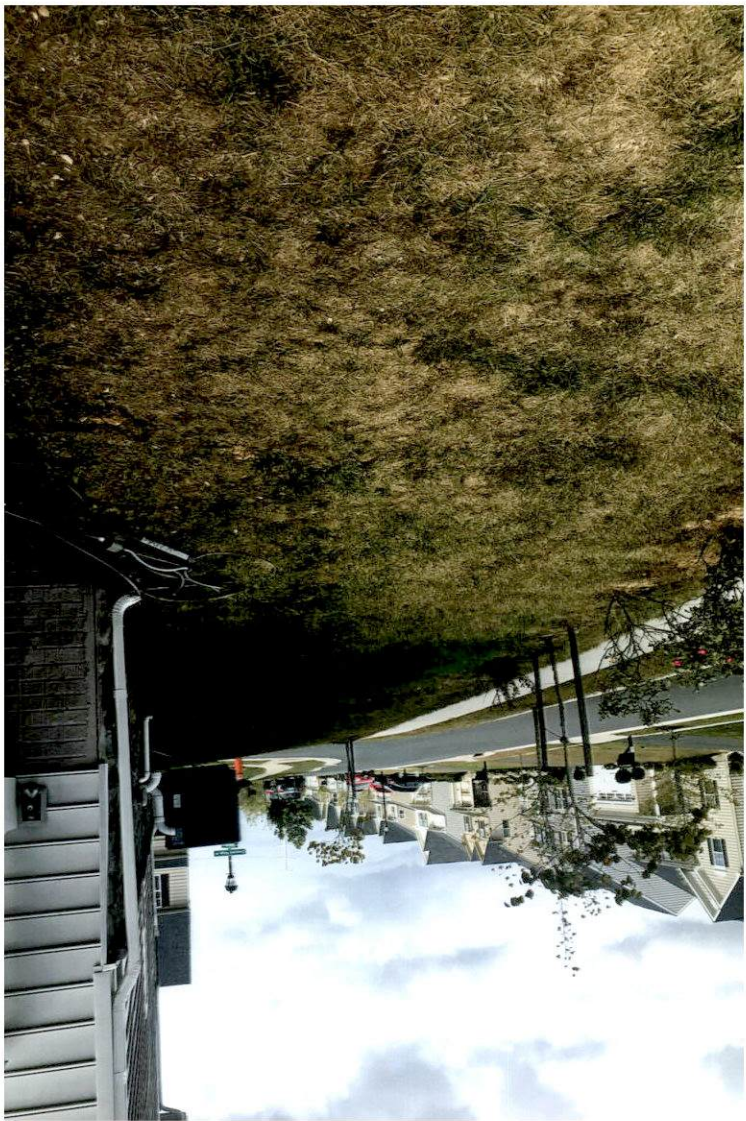












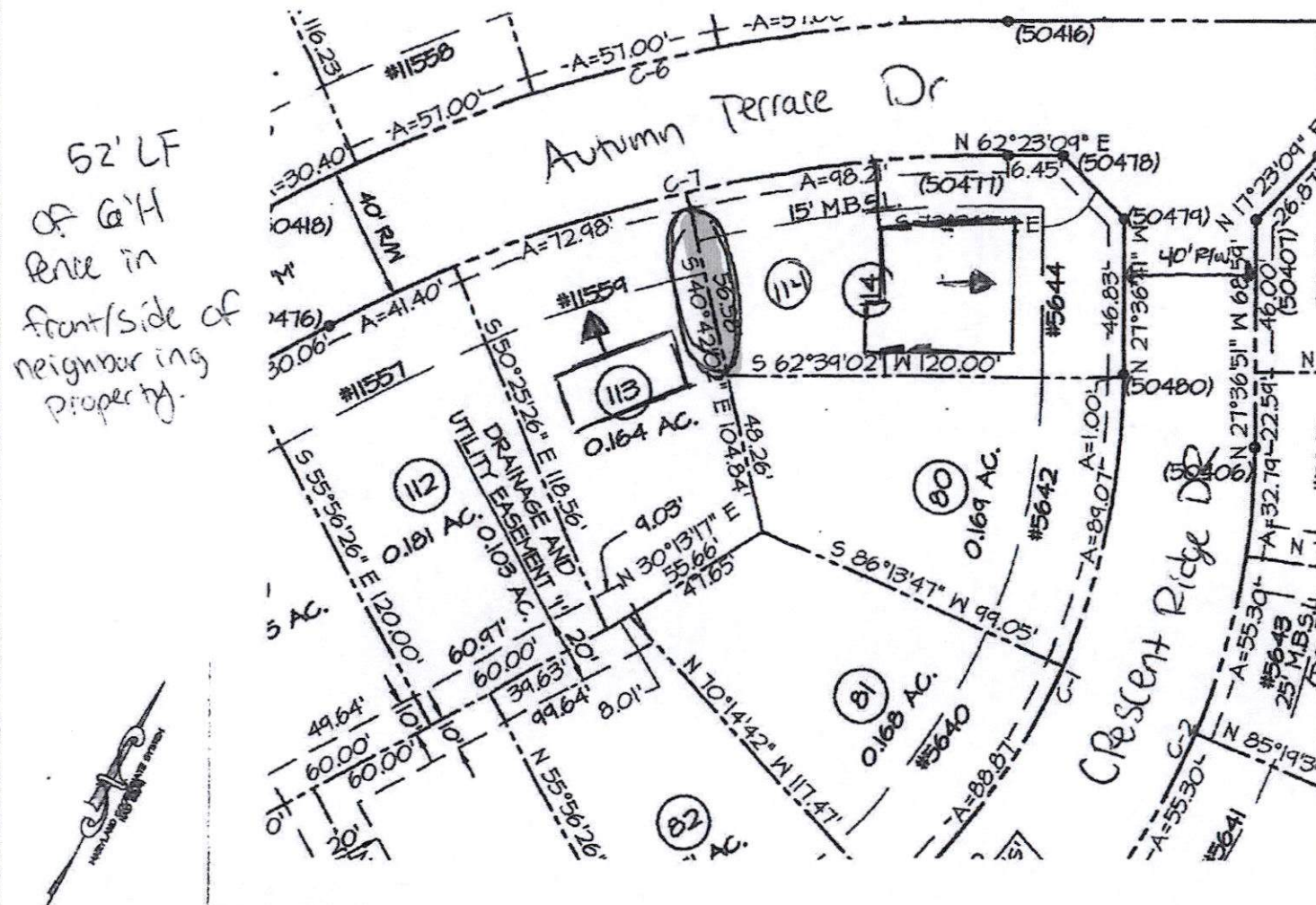


ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

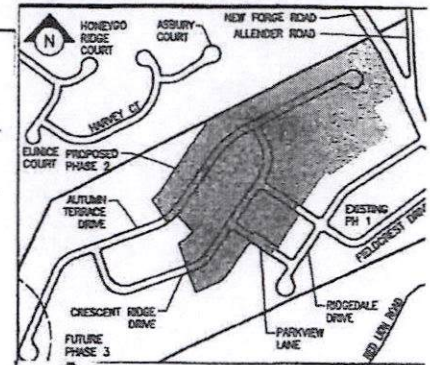
ADDRESS 5644 Crescent Ridge Dr OWNER(S) NAME(S) Hassan Tariq

SUBDIVISION NAME Allender Road LOT # 114 BLOCK # _____ SECTION # _____

PLAT BOOK # 79 FOLIO # 334 10 DIGIT TAX # 2500006817 DEED REF. # 36503/00424



PLAN DRAWN BY Josh Simpson DATE 9/16/19 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 07342

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,927

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

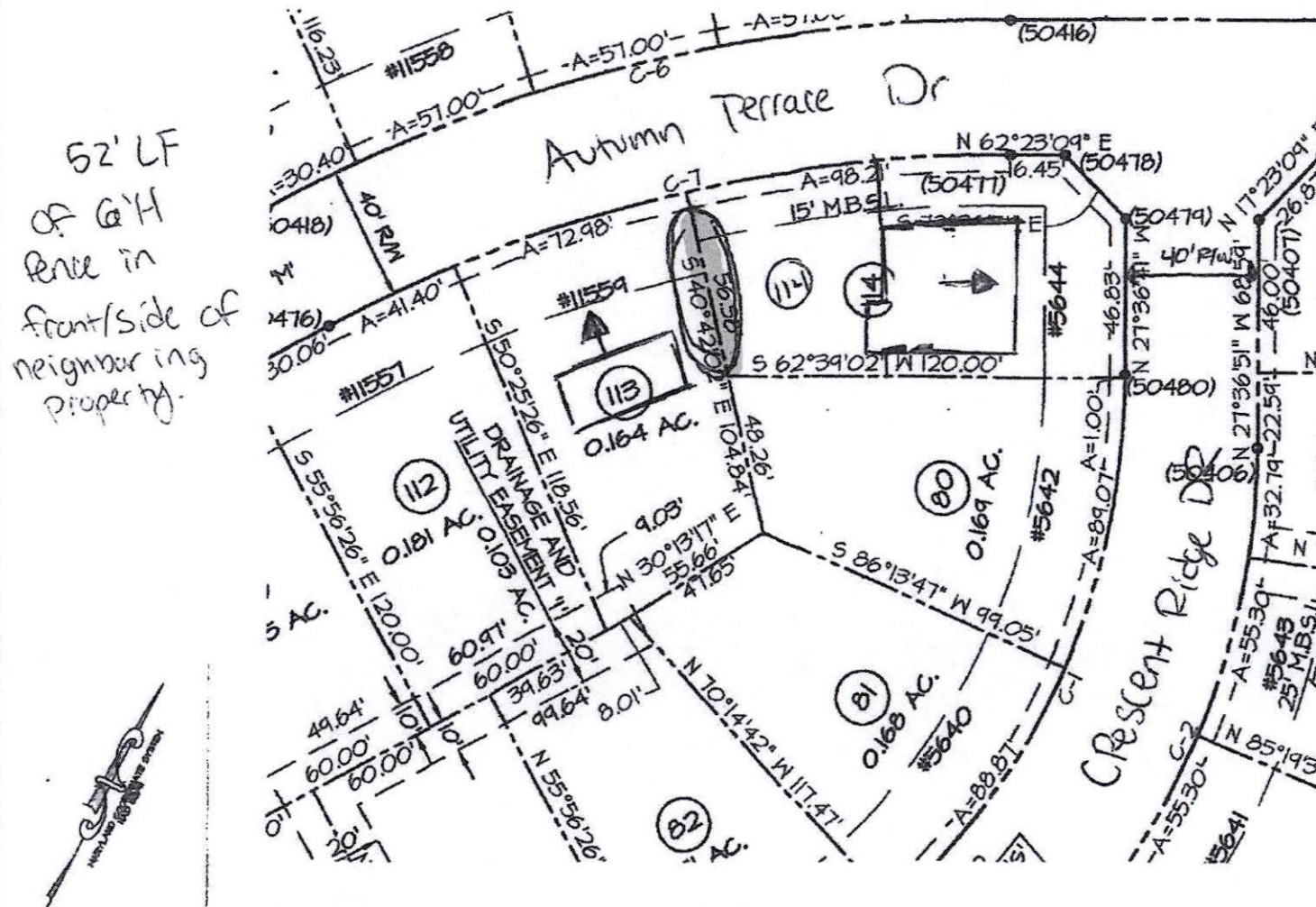
2019-0486-A

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

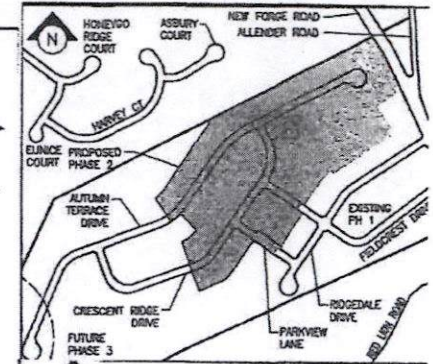
ADDRESS 5644 Crescent Ridge Dr OWNER(S) NAME(S) Hassan Tariq

SUBDIVISION NAME Allender Road LOT # 114 BLOCK # _____ SECTION # _____

PLAT BOOK # 71 FOLIO # 334 10 DIGIT TAX # 2500006817 DEED REF. # 36503/00424



PLAN DRAWN BY Josh Simpson DATE 9/16/19 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 07342

SITE ZONED DR 3.5

ELECTION DISTRICT 11

COUNCIL DISTRICT 6

LOT AREA ACREAGE _____

OR SQUARE FEET 7,927

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0486-A Pet. Exh. 1