

M E M O R A N D U M

DATE: April 21, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0245-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 9, 2021. 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 VARIANCE

(6502 Steerforth Court)

3rd Election District

2nd Council District

Babak & Mahshid Sophia Zarabaian

Legal Owners/Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

CASE NO. 2020-0245-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Babak and Mahshid Sophia Zarabaian for property located at 6502 Steerforth Court. The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") § 1B02.3.B to permit 2 proposed additions with a side setback as close as 5 ft. in lieu of the minimum setback of 10 ft. and a sum of 14.3 ft. in lieu of the required 20 ft. and a rear setback of 11 ft. in lieu of the required 30 ft. respectively

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners' Exhibit B.

Petitioners Babak and Mahshid Sophia Zarabian appeared at the hearing. Donny Ankri also attended and was accepted as an expert in architecture. Petitioners were represented by Dino LaFiandra, Esquire. Three adjoining property owners attended the hearing to voice their opposition to the requested variances.

Mr. Ankri presented the proposed plan. The subject property is approximately 7,650 square feet and is zoned DR 5.5. Mr. Ankri explained that the Petitioners wish to expand the size of the home in order to accommodate a larger kosher kitchen and increase the number of bedrooms from

ORDER RECEIVED FOR FILING

Date

By

3/10/21
D. Magnan

3 to 5. They also propose to construct a mudroom on one side of the house and an entry foyer on the other. Finally, a deck is proposed off of the family room at the back of the house. Mr. Ankri testified that the shape and dimensions of the lot necessitate the variance relief requested at the south west portion of the lot. The rear yard variance is necessitated by the proposed dimensions of the addition.

Mr. and Mrs. Zarabian testified that they have five children who are currently sharing two bedrooms. Their two eldest sons share one room; and their daughter and two younger sons share the other. It has become more and more unmanageable as the children grow older. They explained that they desire to maintain the one story ranch style of the home for several reasons: First, it will be easier to supervise their teenagers if their bedrooms are on the same floor. Second, they are looking toward the future and don't want to have to navigate steps in their later years. Third, it would not be feasible financially to build a second story addition. Mr. Zarabian testified that they would be willing to plant additional vegetative screening and/or fencing to mitigate the impacts on the adjoining properties.

The three adjoining neighbors testified that they have no problems with the Zarabians as neighbors but they strongly object to the requested variances because of the substantial impacts this proposed addition would have on their property. They pointed out that the proposed addition would almost double the size of the house and that this lot is simply too small to accommodate it. They note that the proposed addition would be almost right on their property lines. They pointed out that many homes in the neighborhood are two stories and this is what would be appropriate on this lot if the Zarabians need to expand.

The general rule is that "the authority to grant a variance should be exercised sparingly and only under exceptional circumstances." *Mueller v. People's Counsel for Baltimore County*, 177

Md. App. 43, 71(2007). This is because “a variance is an authorization for that which is prohibited by a zoning ordinance.” *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant.” *Mueller v. People’s Counsel for Baltimore County*, 177 Md. App. at 70.

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, *supra*. Finally, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller*, *supra*, 177 Md. App. at 70.

Though it would be a stretch, the property in question could arguably be deemed unique in that it is somewhat irregularly shaped and smaller than the other lots on the cul-de-sac. However, only one of the requested variances is related to the unique shape of the lot – the variance on the south west side of the lot, which pinches in on the proposed addition. The principal variance requested is the rear yard variance seeking to reduce the setback from 30 feet down to 11 feet. And the only thing that necessitates the variance relief is the size of the proposed addition. The Petitioners have therefore failed to demonstrate that the uniqueness of the property necessitates the relief – at least not with respect to the rear yard setback variance. Further, even if I were to reach

the second prong, the record evidence does not support a finding that Petitioners' need for this variance is "substantial and urgent." Rather, it shows that the variance request is "merely for the convenience of the applicant." *Mueller, supra*, 177 Md. App. at 70. I sympathize with the Zarabian's need to enlarge the size of their home, but they could do so by adding a second story addition rather than the proposed addition which would occupy virtually the entire back yard. I do not believe that fencing or landscaping could adequately mitigate the substantial adverse impacts on the adjoining neighbors. I also do not believe this drastic variance relief is within the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED, this 10th day of **March 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") §1B02.3.B to permit 2 proposed additions with a side setback as close as 5 ft. in lieu of the minimum setback of 10 ft. and a sum of 14.3 ft. in lieu of the required 20 ft. and a rear setback of 11 ft. in lieu of the required 30 ft., respectively, is hereby DENIED.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

By

3/10/21
J. Mignone



Revision

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 6502 STEERFORTH CT BALTIMORE MD 21209 Currently zoned DR 5.5
Deed Reference 26109 / 00185 10 Digit Tax Account # 0311068340
Owner(s) Printed Name(s) BABAK & MAHSHID SOPHIA ZARABIAN

(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)

SEE Attached

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.

State of Maryland
County of Baltimore
Sworn & Subscribed before me
on this 16th day of Oct 2020.

TONJA D JACKSON
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND

My Commission Expires 11-14-2022

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

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

BABAK ZARABIAN

MAHSHID SOPHIA

ZARABIAN

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

6502 STEERFORTH CT BALTIMORE MD

Mailing Address

City

State

21209

410-963-8629

Zip Code

Telephone #

Email Address

BZARABIAN@YAHOO.COM

Representative to be contacted:

DANIEL "DONNY" ANKRI

Name – Type or Print

Signature

6803 CHEROKEE DR BALTIMORE MD

Mailing Address

City

State

21209

443-929-2377

DA@DONNYANKRI.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 2020-0245-A Filing Date 10/29/20 Estimated Posting Date 11/8/20 Reviewer gh

Rev 5/5/2016

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: 6502 STEERFORTH CT BALTIMORE MD 21209
Print or Type Address of property City State Zip Code

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

AN ADMINISTRATIVE VARIANCE IS BEING REQUESTED BECAUSE THE SIZE OF THE EXISTING HOUSE & LOT
PROVIDES A PRACTICAL DIFFICULTY FOR THE GROWING ZARABIAN FAMILY. AN ADDITION IS BEING PROPOSED
TO ADD BEDROOMS AND MORE LIVING AREA.

THANK YOU FOR YOUR CONSIDERATION.

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

Babak Zarabian
Signature of Owner (Affiant)

BABAK ZARABIAN
Name- Print or Type

Mahshid Sophia Zarabian
Signature of Owner (Affiant)

MAHSHID SOPHIA ZARABIAN
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: 16th day of Oct, 2020 before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Babak Zarabian & Mahshid Sophia Zarabian

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

AS WITNESS my hand and Notaries Seal

Tonja D Jackson
Notary Public
My Commission Expires 11/14/22

TONJA D JACKSON
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 11-14-2022

REV: 5/5/2016

Revised, 2020-0245-A

Administrative Variance from section: 1B02.3.B, To permit 2 proposed additions with a side setback as close as of 5 feet in lieu of the minimum setback of 8 feet and a sum of 14.3 feet in lieu of the required 20 feet and a rear setback of 11 feet in lieu of the required 30 feet respectively.

Revision

THE ZONING HEARING PROPERTY DESCRIPTION

Part A

Zoning Property Description For: 6502 Steerforth Ct Baltimore MD 21209

Beginning at a point on the West side of Steerforth Ct which is 50 feet wide at the distance of 120 feet North of the centerline of the nearest improved intersecting street Willow Glenn Drive which is 50 feet wide.

Part B

Option 2 (subdivision lot – lot is part of record plat):

Being Lot #22, Block #I Section #2 in the subdivision of Pickwick as recorded in Baltimore County Plat Book #31, Folio #38 containing 7,650 square feet, located in the 3rd Election District and the 2nd Council District.

CERTIFICATION OF POSTING

RE: Case No. 2020-0245-A

Petitioner: Babakov & Mashid Sophia Zarabian

Hearing Date: 3/9/21

**Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204**

**This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at** _____

_____ 6502 Steerforth Court-- North Side Front of Property (1 of 2)

_____ 6502 Steerforth Court -- South Side Front of Property (2 of 2)

on 2/17/21 **and re-photographed on** 3/5/21

Sincerely,

Richard E. Hoffman (signed) 3/5/21

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0245-A



6502 Steerforth Court – South side of property (1 of 2)

Richard E. Hoffman (signed) 3/5/21

Richard E. Hoffman

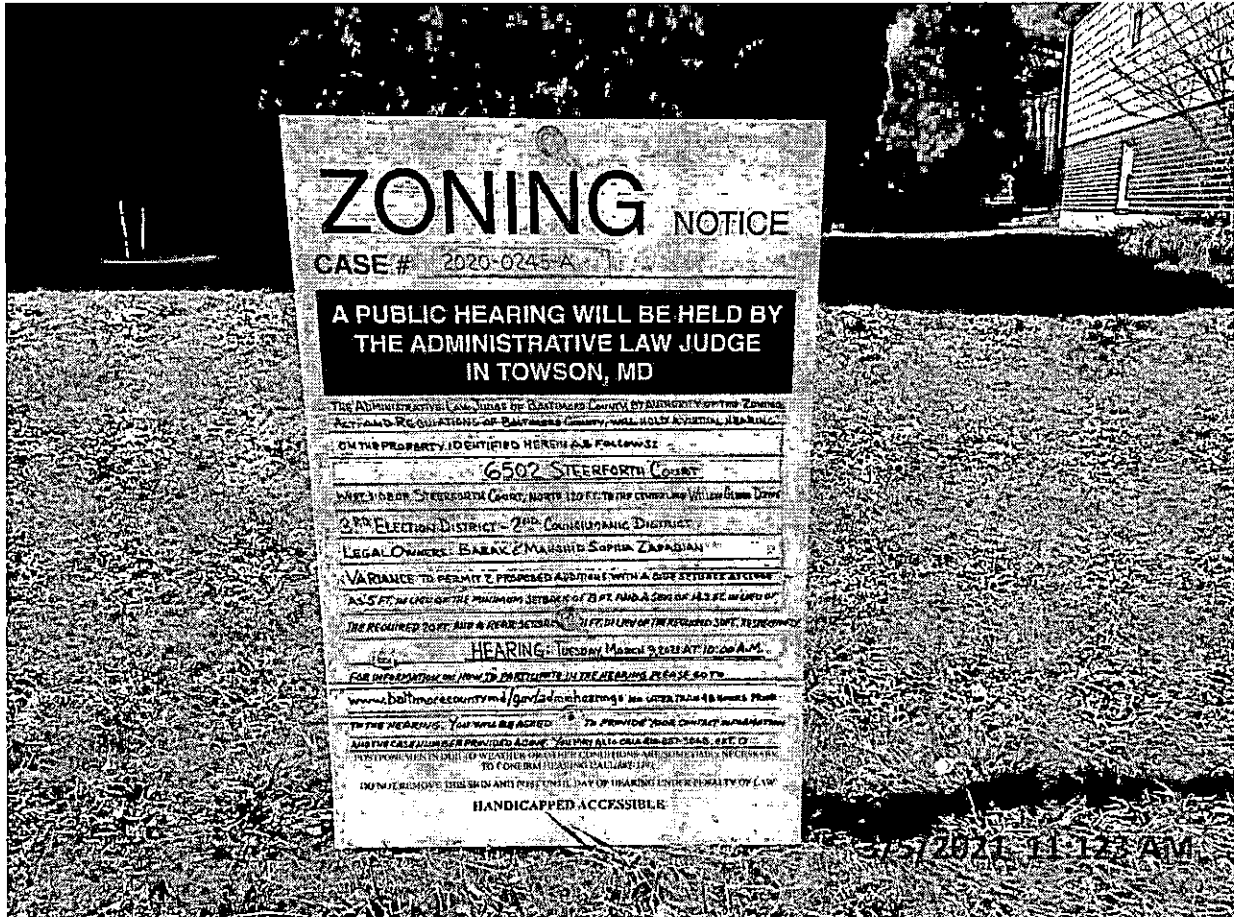
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0245-A



6502 Steerforth Court – North side of property (2 of 2)

Richard E. Hoffman (signed) 3/5/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



CERTIFICATION OF POSTING

JOHN A. OLSZEWSKI, JR.
County Executive

RE: Case No. 2020-0245-A C. PETE GUTWALD, AICP, Director
Department of Permits
Approvals & Inspections

Petitioner: Babakov & Mashid Sophia Zarabian

Hearing Date: 3/9/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6502 Steerforth Court-- North Side Front of Property (1 of 3)

6502 Steerforth Court -- South Side Front of Property (2 of 3)

6502 Steerforth Copurt -- Enlargement of sign wording (3 of 3)

on 2/17/21

Sincerely,

Richard E. Hoffman (signed) 2/17/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

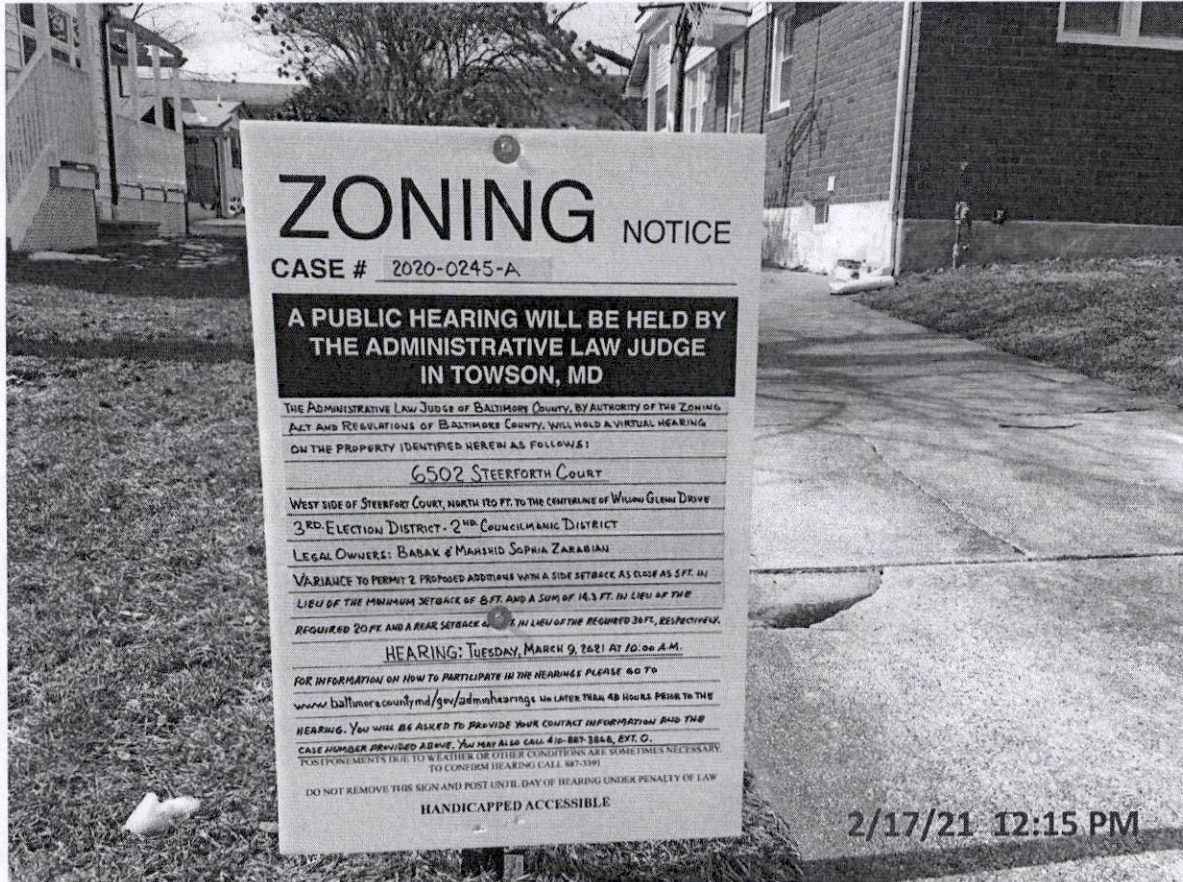


JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

Case No 2020-0245-A



6502 Steerforth Court – South side of property (1 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

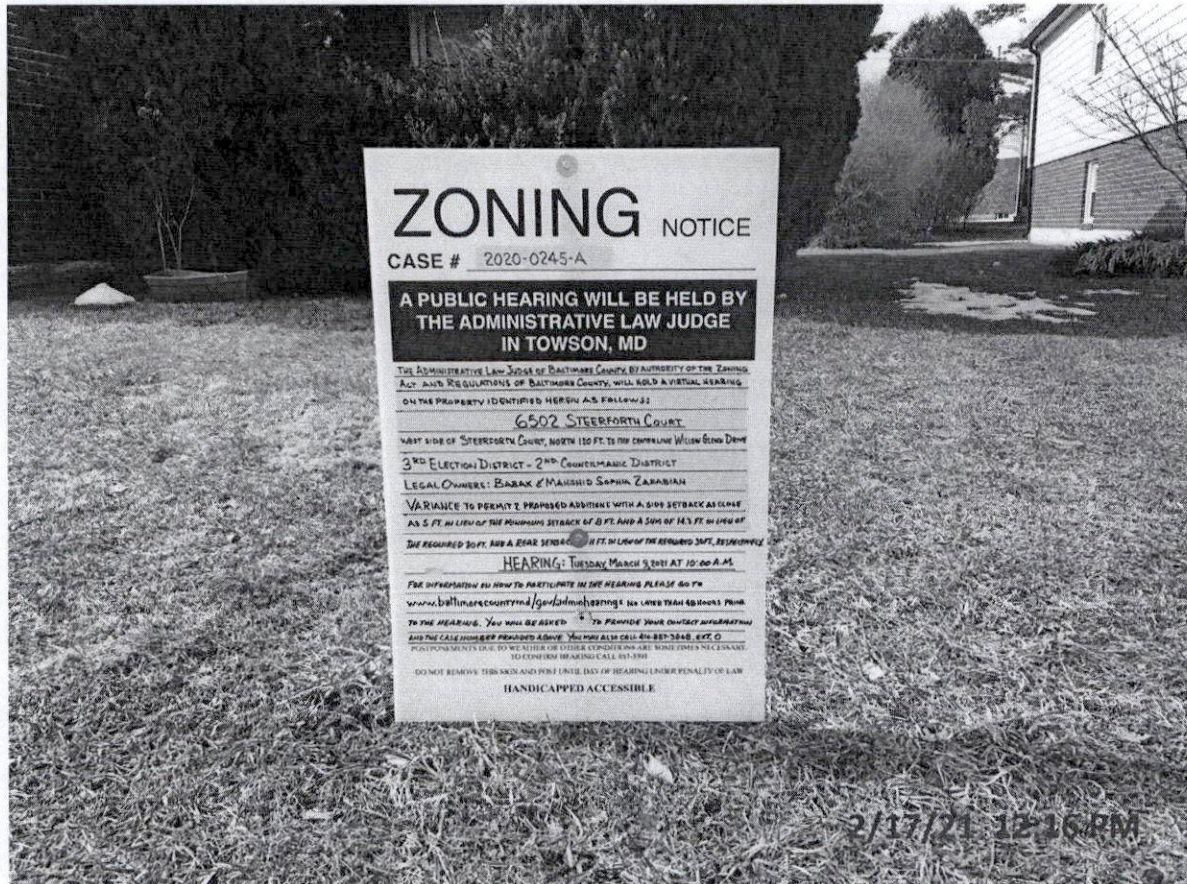


JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

Case No 2020-0245-A



6502 Steerforth Court – North side of property (2 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.
County Executive

Certification of Posting

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

Case No 2020-0245-A

ZONING NOTICE

CASE # 2020-0245-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY AUTHORITY OF THE ZONING
ACT AND REGULATIONS OF BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

6502 STEERFORTH COURT

WEST SIDE OF STEERFORTH COURT, NORTH 120 FT. TO THE CENTERLINE OF WILLOW GLENN DRIVE
3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT

LEGAL OWNERS: BABAK & MAHSHID SOPHIA ZARABIAN

VARIANCE TO PERMIT 2 PROPOSED ADDITIONS WITH A SIDE SETBACK AS CLOSE AS 5 FT. IN
LIEU OF THE MINIMUM SETBACK OF 8 FT. AND A SUM OF 14.3 FT. IN LIEU OF THE
REQUIRED 20 FT. AND A REAR SETBACK 6 FT. IN LIEU OF THE REQUIRED 30 FT., RESPECTIVELY.

HEARING: TUESDAY, MARCH 9, 2021 AT 10:00 A.M.

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO
www.baltimorecountymd.gov/adminhearings NO LATER THAN 48 HOURS PRIOR TO THE
HEARING. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE
CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3848, EXT. 0.

2/17/21 12:16 PM

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

6502 Steerforth Court – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections



The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 581-1000
www.thedailyrecord.com

JOHN A. OLSZEWSKI, JR.
County Executive

PUBLISHER'S AFFIDAVIT

Order #: C. PETE GUTWALD, AICP, Director
Case #: 11967885 Department of Permits,
Description: 2020-0245-A Approvals & Inspections

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0245-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/17/2021



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0245-A

6502 Steerforth Court

West side of Steerforth Court, north 120 ft. to the centerline of Willow Glenn Drive

3rd Election District - 2nd Councilmanic District

Legal Owners: Babak & Mahshid Sophia Zarabian

Variance to permit 2 proposed additions with a side setback as close as 5 ft. in lieu of the minimum setback of 8 ft. and a sum of 14.3 ft. in lieu of the required 20 ft. and a rear setback of 11 ft. in lieu of the required 30 ft., respectively.

Hearing: Tuesday, March 9, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

f17

Jenae Johnson

From: Donny <da@donnyankri.com>
Sent: Monday, March 01, 2021 1:29 PM
To: Jenae Johnson; dick_e@comcast.net
Subject: 6502 Steerforth Ct

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

Hi Dick,

I just got a call from Ms Johnson at the zoning office asking for photos of sign postings. She's cc'd here. Can you provide her those today or tomorrow?

Thanks!

Donny Ankri, RA, NCARB



443.929.2377
www.donnyankri.com



FORMAL DEMAND FOR HEARING

CASE NUMBER: 2020-0245-A

Property Address: 6502 Steerforth Ct

Baltimore, MD 21209

Legal Owners (Petitioners): ZARABIAN BABAK
ZARABIAN MAHSHID SOPHIA

TO THE ADMINISTRATIVE LAW JUDGE
OF BALTIMORE COUNTY:

I/We Isaiah Abramson
Name - Type or Print

the (X) Owners or () Occupants of

6503 Trotwood Ct,
Address

Baltimore MD 21209
City State Zip Code

410-259-9461
Telephone Number

which is located approximately 50 feet from the property (must be within 1000 ft. of subject property), which is the subject of the above petition, **do hereby submit a formal demand for a public hearing regarding this matter.**

I/WE HAVE SUBMITTED THE REQUIRED PROCESSING FEE FOR THIS DEMAND AND REQUEST THAT A HEARING BE SCHEDULED FOR THE SUBJECT PETITION.

Isaiah Abramson
Signature

11/23/2020
Date

Signature Date

shaya.abramson@gmail.com Revised 5/22/14

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11967555
 Case #: 2020-0245-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0245-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/17/2021



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

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West side of Steerforth Court, north 120 ft. to the centerline of Willow Glen Drive

3rd Election District- 2nd Councilmanic District

Legal Owners: Babak & Mahshid Sophia Zarabian

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Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

f17

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11967555
 Case #: 2020-0245-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0245-A

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 (Representative Signature)

Baltimore County

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Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

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**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/neighbors/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.

X 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: CASE NUMBER = 2020-0245-A

Property Address: 6502 STEERFORTH CT BALTIMORE MD 21209

Property Description: LOT 22, BLOCK I (LIKE IGLOO), SECTION 2, SUBDIVISION PICKWICK
PLAT BOOK 31, FOLIO 38, CONTAINING 7,650 SF,
3RD ELECTION DISTRICT, 2ND COUNCIL DISTRICT

Legal Owners (Petitioners): BABAK & MAHSHID SOPHIA ZARABIAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BABAK & MAHSHID SOPHIA ZARABIAN

Company/Firm (if applicable): _____

Address: 6502 STEERFORTH CT BALTIMORE MD 21209

Telephone Number: 410-963-8629 BZARABIAN@YAHOO.COM

Revised 7/9/2015

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0245 -A Address 6502 Steerforth Court

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/29/20 Posting Date: 11/8/20 Closing Date: 11/23/20

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 2020- 0245 -A Address 6502 Steerforth Court 21209

Petitioner's Name Babak & Mashid Sophia Zarebaian Telephone 410-963-8629

Posting Date: 11/8/2020 Closing Date: 11/23/2020

Wording for Sign: To Permit

To permit 2 proposed additions with a side setback as close as of 5 feet in lieu of the minimum setback of 8 feet and a sum of 14.3 feet in lieu of the required 20 feet and a rear setback of 11 feet in lieu of the required 30 feet respectively.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0245 -A Address 6502 Steerforth CT 21209
Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/5/2020 Posting Date: 10/18/20 Closing Date: 11/2/20

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 2020- 0245 -A Address 6502 Steerforth CT
Petitioner's Name Babak Zarabian Telephone _____

Posting Date: 10/18/20 Closing Date: 11/2/2020

Wording for Sign: To Permit a proposed addition with a side setback of 6.6 feet and a sum of 15.9 feet in the required 8 feet and the sum of 20 feet respectively. To permit a rear set back of 11 feet in lieu of the required 30 feet.

Revised 2/20/2020

3330
65-320/550

Isaiah Yeshaya Abramson
Aliza Abramson
6503 Trotwood Ct.
Baltimore, MD 21209

11/20 20 20

PAY TO THE ORDER OF Baltimore County \$ 60.00

Sixty and 00/100 DOLLARS

Wells Fargo Bank, N.A.
wellsfargo.com

FOR Hearmy for case # 2020-0245-A M. Alu

⑈055003201⑈1010095224233⑈ 3330

MONARCH

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

No. 201185

Date: 11/24/20

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					60

Total: 60

Rec From: Isaiah Yeshaya Abraham

For: Case # 2020-0245-A

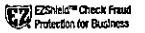
Formal Demand

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

1072

DONNY ANKRI ARCHITECTS6803 CHEROKEE DRIVE
BALTIMORE, MD 21209

65-270/550

Date 10/1/2020Pay to the
order ofBaltimore County\$ 75.00seventy five

00

100

Dollars

Security Features
including
Deposit on Back**SUNTRUST**

ACH RT 061000104

For Zarubian VarianceDonny Ankri

MP

⑈00001072⑈ ⑆055002707⑆ ⑈0000178487913⑈

TO REORDER: 1-800-567-2439 • www.ChecksUnlimited.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPTNo. 201233Date: 10/5/2020

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					75.00

Total: 75.00Rec From: Donny Ankri ArchitectsFor: 2020-0245-A
6502 Steerforth Ct.**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, Director
Department of Permits,
Approvals & Inspections

March 1, 2021

Daniel Ankri,
6803 Cherokee Drive
Baltimore MD 21209

RE: Case Number: 2020-0245-A, 6502 Steerforth Court

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 29, 2020. 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 that reads "Jeffrey Perlow". The signature is written in a cursive, flowing style.

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: November 5, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0245-A rev.
Address 6502 Steerforth Court
(Zarabaian Property)

Zoning Advisory Committee Meeting of **November 9, 2020.**

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

Reviewer: Steve Ford

M DOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Administrator

October 22, 2020

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

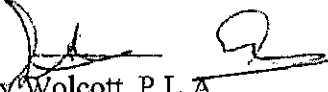
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Administrative Variance 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. 2020-0245-A.

Babak & Mahshid Sophia Zarabaian
6502 Steerforth Ct.

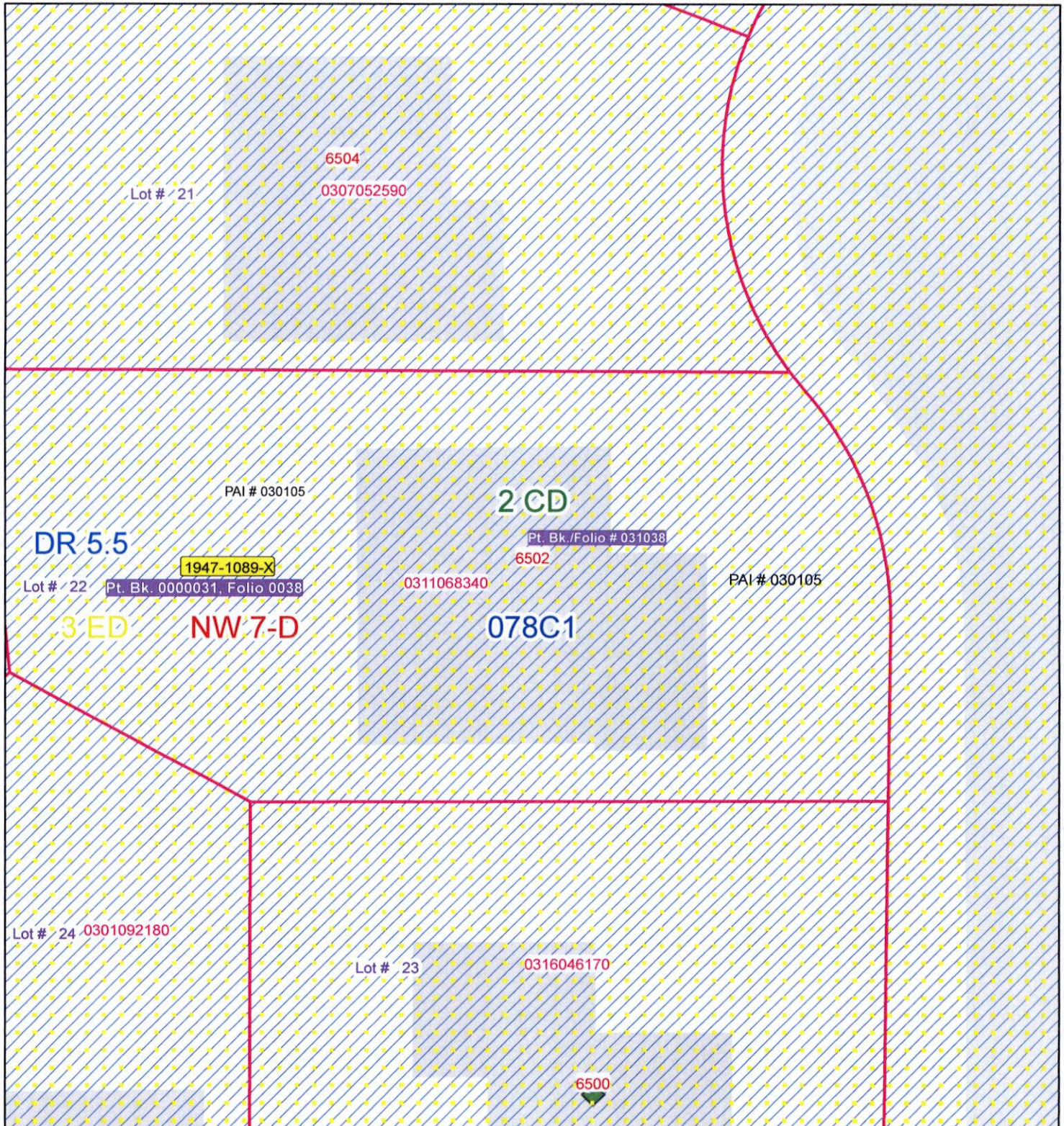
If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at sautry@mdot.maryland.gov

Sincerely,


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

WW/RAZ

6502 Steerforth Court



Publication Date: 10/5/2020



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 = 20 feet

2020-0245-A

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0311068340		
Owner Information		
Owner Name:	ZARABIAN BABAK ZARABIAN MAHSHID SOPHIA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6502 STEERFORTH CT BALTIMORE MD 21209-2524	Deed Reference: /26109/ 00185
Location & Structure Information		
Premises Address:	6502 STEERFORTH CT BALTIMORE 21209-2524	Legal Description: 6502 STEERFORTH CT PICKWICK
Map:	Grid:	Parcel:
0078	0006	0615
Neighborhood:	Subdivision:	Section:
3050065.04	0000	2
Block:	Lot:	Assessment Year:
I	22	2020
Plat No:	Plat Ref:	
1	0031/ 0038	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1967	1,597 SF	800 SF
Property Land Area	County Use	
7,650 SF	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	2 full/ 1 half
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	91,600	119,600
Improvements	267,500	242,400
Total:	359,100	362,000
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		360,067
		361,033
		0
Transfer Information		
Seller: ROSENBLEETH SARAH A	Date: 08/29/2007	Price: \$388,000
Type: ARMS LENGTH IMPROVED	Deed1: /26109/ 00185	Deed2:
Seller: KORAT HENRY C	Date: 08/18/2004	Price: \$282,500
Type: ARMS LENGTH IMPROVED	Deed1: /20563/ 00347	Deed2:
Seller: KORAT HENRY C	Date: 08/06/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11733/ 00246	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	0.00
Municipal:	000	0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 06/24/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0245-A

3/9/21 @ 10-

CASE NO. 2020-

0245-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

11/5

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

11/10

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

N/C
No obj.

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/17/21

SIGN POSTING (1st)

Date:

2/17/21

by R. Hoffman

SIGN POSTING (2nd)

Date:

3/5/21

by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Donna Mignon

From: Donna Mignon
Sent: Tuesday, March 2, 2021 9:35 AM
To: 'Donny'
Subject: Case No: 2020-0245-A Hearing : 3/9/2021 at 10:00 a.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 9, 2021 at 10:00 a.m. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format **at least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

CASE NO. 2020-

10/11/20
Demand per 11-20
0245-A
11/23

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

DEPS

(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: _____ by _____

SIGN POSTING (2nd)

Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE

Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

3-9-21
10 AM til
noon

Donna Mignon

From: Kristen L Lewis
Sent: Friday, February 12, 2021 9:49 AM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0245-A

Good morning,

Below is information for a new webex. Thank you,

Case 2020-0245-A
6502 Steerforth Court
Owners: Babak & Mahshid Sophia Zarabian – bzarabian@yahoo.com
Donny Ankri – Rep – da@donnyankri.com
Isaiah Abramson – Protestant – shaya.abramson@gmail.com ✖
3/9/21 10 a.m. (needs 2 hours)

Kristen Lewis-Coles
PAL – Zoning Review
410-887-3391

Donna Mignon

From: Donna Mignon
Sent: Friday, February 12, 2021 9:57 AM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Link - RE: Webex 2020-0245-A

Top of Form

Event Information

Event: Zoning Hearing - Case No: 2020-0245-A- 6502 Steerforth Court - Babak & Ma
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>
Date and time: Tuesday, March 9, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 2 hours
Description: Zoning Hearing
Case No: 2020-0245-A
Address: 6502 Steerforth Court
Owners: Babak & Mahshid Sophia Zarabian
Event number: 180 154 4471
Event password: 1234
Host key: 109456
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 789460
Video Address: 1801544471@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 180 154 4471
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:

Approval required: No
Custom registration form: No
After registration, go to URL:

Bottom of Form
Top of Form
Bottom of Form

© 2021 Cisco

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, February 12, 2021 9:49 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0245-A

Good morning,

Below is information for a new webex. Thank you,

Case 2020-0245-A
6502 Steerforth Court
Owners: Babak & Mahshid Sophia Zarabian – bzarabian@yahoo.com
Donny Ankri – Rep – da@donnyankri.com
Isaiah Abramson – Protestant – shaya.abramson@gmail.com
3/9/21 10 a.m. (needs 2 hours)

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0245-A- 6502 Steerforth Court - Babak & Mahshid Sophia Zarabian
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecaf7f8b899415e6aac11647e8997933e>
Start: Tue 3/9/2021 10:00 AM
End: Tue 3/9/2021 12:00 PM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)

Event number (access code): 180 154 4471

Tuesday, March 9, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecaf7f8b899415e6aac11647e899>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3b0f6a5d19fff9ae3cf3c50b331b4>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1801544471@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 789460

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e76a8d9611252f2e40bdac872e08d535c>

Need help? Go to <https://help.webex.com>

2020-0245-A
(AV) 11-23

Real Property Data Search

Search Result for BALTIMORE COUNTY

Formal Demand
per Gary 11/20

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 0311068340		
Owner Information		
Owner Name:	ZARABIAN BABAK ZARABIAN MAHSHID SOPHIA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	6502 STEERFORTH CT BALTIMORE MD 21209-2524	Deed Reference: /26109/ 00185
Location & Structure Information		
Premises Address:	6502 STEERFORTH CT BALTIMORE 21209-2524	Legal Description: 6502 STEERFORTH CT PICKWICK
Map: 0078	Grid: 0006	Parcel: 0615
Neighborhood: 3050065.04	Subdivision: 0000	Section: 2
Block: I	Lot: 22	Assessment Year: 2020
Plat No: 1		Plat Ref: 0031/ 0038
Town: None		
Primary Structure Built: 1967	Above Grade Living Area: 1,597 SF	Finished Basement Area: 800 SF
Property Land Area: 7,650 SF	County Use: 04	
Stories: 1	Basement: YES	Type: STANDARD UNIT
Exterior: BRICK/	Quality: 4	Full/Half Bath: 2 full/ 1 half
Garage:	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	91,600	119,600
Improvements	267,500	242,400
Total:	359,100	362,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		360,067
		361,033
Transfer Information		
Seller: ROSENBLEETH SARAH A	Date: 08/29/2007	Price: \$388,000
Type: ARMS LENGTH IMPROVED	Deed1: /26109/ 00185	Deed2:
Seller: KORAT HENRY C	Date: 08/18/2004	Price: \$282,500
Type: ARMS LENGTH IMPROVED	Deed1: /20563/ 00347	Deed2:
Seller: KORAT HENRY C	Date: 08/06/1996	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11733/ 00246	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 06/24/2008		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

ZAC AGENDA

Case Number: 2020-0245-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Babak & Mahshid Sophia Zarabaian
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6502 STEERFORTH CT

Location: West side of Steerforth Court, North 120 feet to the center line of Willow Glenn Drive.

Existing Zoning: DR 5.5

Area: 7,650 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B, To permit 2 proposed additions with a side setback as close as of 5 feet in lieu of the minimum setback of 8 feet and a sum of 14.3 feet in lieu of the required 20 feet and a rear setback of 11 feet in lieu of the required 30 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/23/2020

Miscellaneous Notes:

This case has been revised.

ZAC AGENDA

Case Number: 2020-0245-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Babak & Mahshid Sophia Zarabaian
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6502 STEERFORTH CT

Location: West side of Steerforth Court, North 120 feet to the center line of Willow Glenn Drive.

Existing Zoning: DR 5.5

Area: 7,650 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.B, To permit a proposed addition with a side setback of 6.6 feet in lieu of the required setback of 8 feet and the sum of 15.9 feet in lieu of the required 20 feet and to permit a rear setback of 11 feet in lieu of the required 30 feet respectively.

Attorney: Not Available

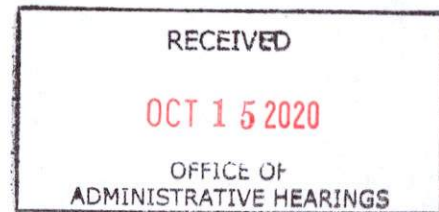
Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 11/02/2020

Miscellaneous Notes:



11/23

Debra Wiley

From: Jenae Johnson
Sent: Wednesday, November 4, 2020 2:41 PM
To: Debra Wiley
Subject: RE: Case No. 2020-0245-A

New closing date of 11/23/2020

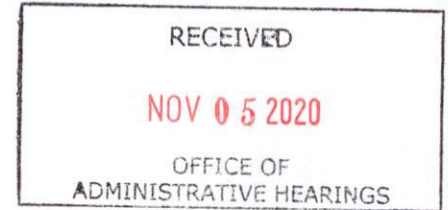
From: Debra Wiley
Sent: Wednesday, November 04, 2020 2:38 PM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>
Cc: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Case No. 2020-0245-A

Hi Jenae,

Did the above get a formal demand? It's not in the bunch that Donna just picked up.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: November 5, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0245-A rev.
Address 6502 Steerforth Court
(Zarabaian Property)

Zoning Advisory Committee Meeting of **November 9, 2020**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

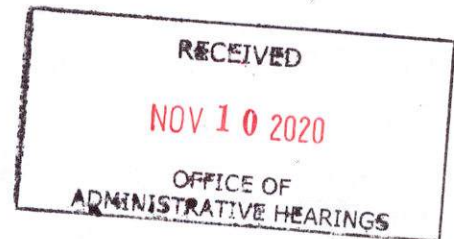
Boyd K. Rutherford
Lt. Governor

Gregory Slater
Secretary

Tim Smith, P.E.
Administrator

November 10, 2020

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. 2020-0245-A.

Babak & Mahshid Sophia Zarabain
6502 Steerforth Ct.

Should you have any questions regarding this matter, please contact Mr. Steven Autry at 410-229-23352 or toll free (in Maryland only) 1-800-735-2258 extension (x2335), or by email at (sautry@mdot.maryland.gov).

Sincerely,


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

WW/RAZ

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Tuesday, November 17, 2020 11:50 PM
To: Administrative Hearings
Subject: Administrative Variance Case # 2020-0245-A / 6502 Steerforth Court
Attachments: Cert. of posting - 6502 Steelforth Ct.-cert..docx; Certification of Posting-6502 Steerforth Ct.-1.docx; Certification of Posting-6502 Steerforth Ct.-2.docx; Certification of Posting-6502 Steerforth Ct.-3.docx

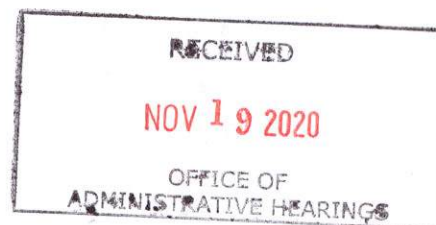
CAUTION: This message from dick_e@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning,

Attached are copies of the sign posting certifications for the subject Case #.

Thank you,
dickh

For tv



CERTIFICATION OF POSTING

RE: Case No. 2020-0245-A

Petitioner: Babakov & Mashid Sophia Zarabian

Closing Date: 11/23/20

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
6502 Steerforth Court-- North Side Front of Property (1 of 3)
6502 Steerforth Court -- South Side Front of Property (2 of 3)
6502 Steerforth Copurt -- Enlargement of sign wording (3 of 3)
on 11/6/20

Sincerely,

Richard E. Hoffman (signed) 11/6/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0258-A



6502 Steerforth Court – North side of property (2 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A



6502 Steerforth Court – South side of property (1 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0258-A

VARIANCE

CASE NUMBER 2020-0245-A

TO PERMIT 2 PROPOSED ADDITIONS WITH A SIDE SETBACK AS CLOSE AS 5 FEET
IN LIEU OF THE MINIMUM SETBACK OF 8 FEET AND A SUM OF 14.3 FEET IN
LIEU OF THE REQUIRED 20 FEET AND A REAR SETBACK OF 11 FEET IN LIEU
OF THE REQUIRED 30 FEET RESPECTIVELY.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 11/23/2020
ADDITIONAL INFORMATION IS AVAILABLE 12:15 PM
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

6502 Steerforth Court – Enlargement of wording (1 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Debra Wiley

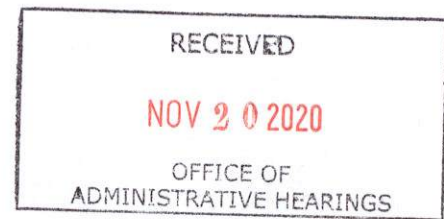
From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Friday, November 20, 2020 1:07 AM
To: Administrative Hearings
Subject: REVISED Original Sign Posting certification Case #2020-0245-A / 6502 Steerforth Ct.
Attachments: Cert. of posting - 6502 Steelforth Ct.-cert..docx; Certification of Posting-6502 Steerforth Ct.-1.docx; Certification of Posting-6502 Steerforth Ct.-2.docx; Certification of Posting-6502 Steerforth Ct.-3.docx

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

Good Morning,

Please forgive me; When I sent in the original sign posting certification (11/17/20) I inadvertently forgot to change the case # at the top of the Photo's, as I transposed the word document. Originally they indicated Case # 2020-0258-A but should have been 2020-0245-A.

So sorry for any confusion,
Thanks,
dickh



For AU

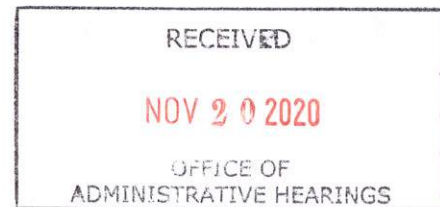
CERTIFICATION OF POSTING

RE: Case No. 2020-0245-A ✓

Petitioner: Babakov & Mashid Sophia Zarabian

Closing Date: 11/23/20

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204



This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____
6502 Steerforth Court-- North Side Front of Property (1 of 3)
6502 Steerforth Court -- South Side Front of Property (2 of 3)
6502 Steerforth Copurt -- Enlargement of sign wording (3 of 3)
on 11/6/20

Sincerely,

Richard E. Hoffman (signed) 11/6/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0245-A ✓

RECEIVED

NOV 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS



6502 Steerforth Court – North side of property (2 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0245-A ✓

RECEIVED

NOV 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS



6502 Steerforth Court – South side of property (1 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

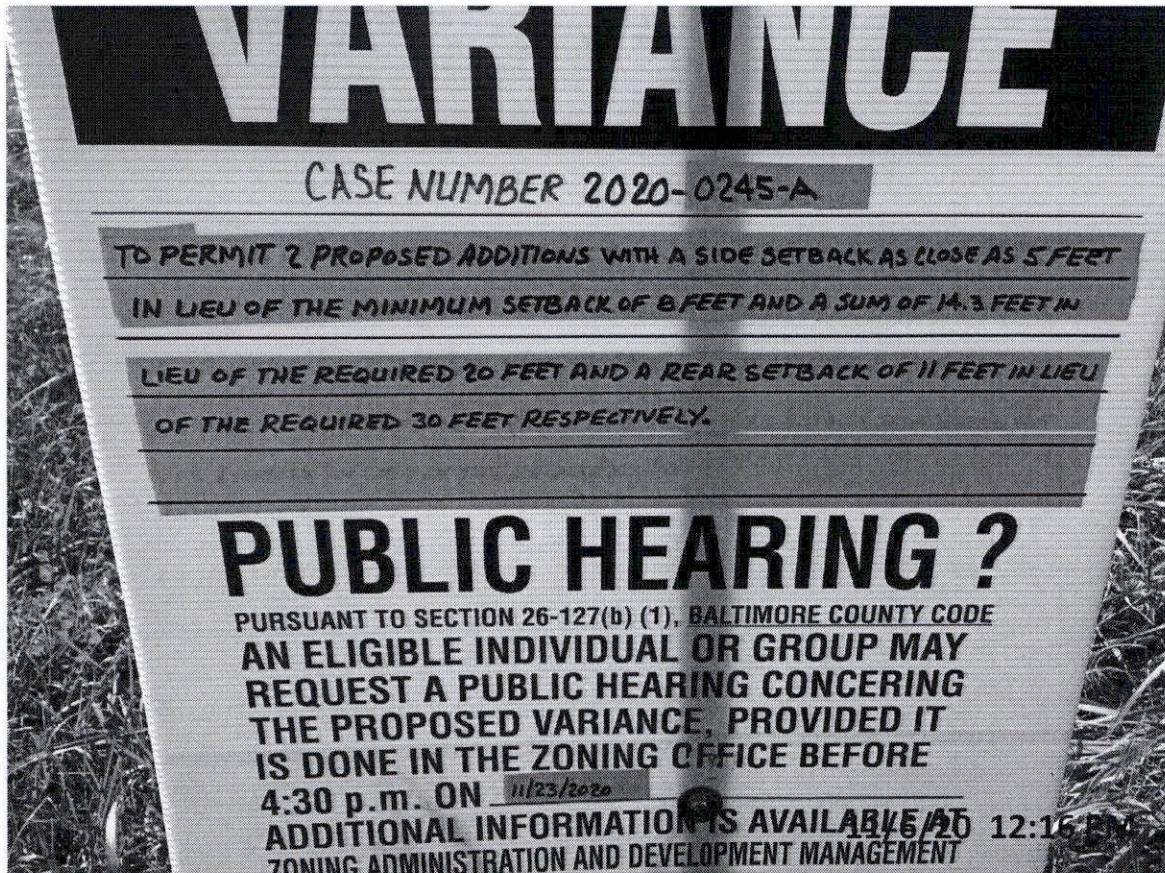
Certification of Posting

Case No 2020-0245-A

RECEIVED

NOV 20 2020

OFFICE OF
ADMINISTRATIVE HEARINGS



6502 Steerforth Court – Enlargement of wording (1 of 3)

Richard E. Hoffman (signed) 11/6/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Debra Wiley

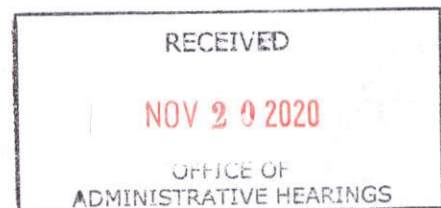
From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Friday, November 20, 2020 12:52 AM
To: Administrative Hearings
Cc: Donny Ankri; Babak Zarabian
Subject: Variance sign Posting Re-Certification Case # 2020-0245-A / 6502 Steerforth Ct.
Attachments: Re-Cert. of posting - 6502 Steelforth Ct.-cert..docx; Re-Certification of Posting-6502 Steerforth Ct.-1.docx; Re-Certification of Posting-6502 Steerforth Ct.-2.docx

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

Good Morning,

Attached is the Sign Posting Re-Certification for the subject case #.
Kindly let me know they were received.

Thank You,
dickh



3-9-21
10 AM

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Saturday, February 20, 2021 8:28 PM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Stuart
Last Name	Horowitz
Email	stuart.horowitz@areva.com
Phone	240-841-9782
Address	2802 Willow Glen
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020-0245-A
Scheduled Hearing Date	March 9, 2021

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

[Select Contacts...](#)
[Import Contacts...](#)

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Babak & Mahshid Sophia Zarabian</u>	bzarabian@yahoo.com	1-	English	New York Time	U.S.
☐ <u>Donny Ankri</u>	da@donnyankri.com	1-	English	New York Time	U.S.
☐ <u>Isaiah Abramson</u>	shaya.abramson@gmail.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Stuart Horowitz</u>	stuart.horowitz@areva.com	1-	English	New York Time	U.S.

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

New Panelist

 Full name: (required)

 Email address: (required)

Country/Region: Number (with area/city code):
 Phone number:

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

3-9-21
10 AM

Debra Wiley

From: webmaster@baltimorecountymd.gov
Sent: Tuesday, February 23, 2021 7:13 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Richard
Last Name	Marizan
Email	rmarizan69@gmail.com
Phone	4102065583
Address	6500 Steerforth Court
City	Baltimore
State	Maryland
ZIP Code	21209
Case Number	2020-0245-a
Scheduled Hearing Date	March 9 2021

Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
☐ <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Babak & Mahshid Sophia Zarabian</u>	bzarabian@yahoo.com	1-	English	New York Time	U.S.
☐ <u>Donny Ankri</u>	da@donnyankri.com	1-	English	New York Time	U.S.
☐ <u>Isaiah Abramson</u>	shaya.abramson@gmail.com	1-	English	New York Time	U.S.
☐ <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐ <u>Stuart Horowitz</u>	stuart.horowitz@areva.com	1-	English	New York Time	U.S.
☐ <u>Richard Marizan</u>	rmarizan69@gmail.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00)

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

Donna Mignon

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Monday, March 1, 2021 7:28 PM
To: Donna Mignon
Cc: Jenae Johnson; Donny Ankri
Subject: Sign Posting Certification Case # 2021-0245-A / 6502 Steerforth Court
Attachments: Cert. of posting - 6502 Steelforth Ct.-cert.-2.docx; Certification of Posting-6502 Steerforth Ct.-1 of 3.docx; Certification of Posting-6502 Steerforth Ct.-2 of 3.docx; Certification of Posting-6502 Steerforth Ct.-1A of 3.docx

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

Hi Donna,

Attached is the sign posting certification for the subject case #.

Thanks,
dickh

CERTIFICATION OF POSTING

RE: Case No. 2020-0245-A

Petitioner: Babakov & Mashid Sophia Zarabian

Hearing Date: 3/9/21

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

6502 Steerforth Court-- North Side Front of Property (1 of 3)

6502 Steerforth Court -- South Side Front of Property (2 of 3)

6502 Steerforth Copurt -- Enlargement of sign wording (3 of 3)

on 2/17/21

Sincerely,

Richard E. Hoffman (signed) 2/17/20

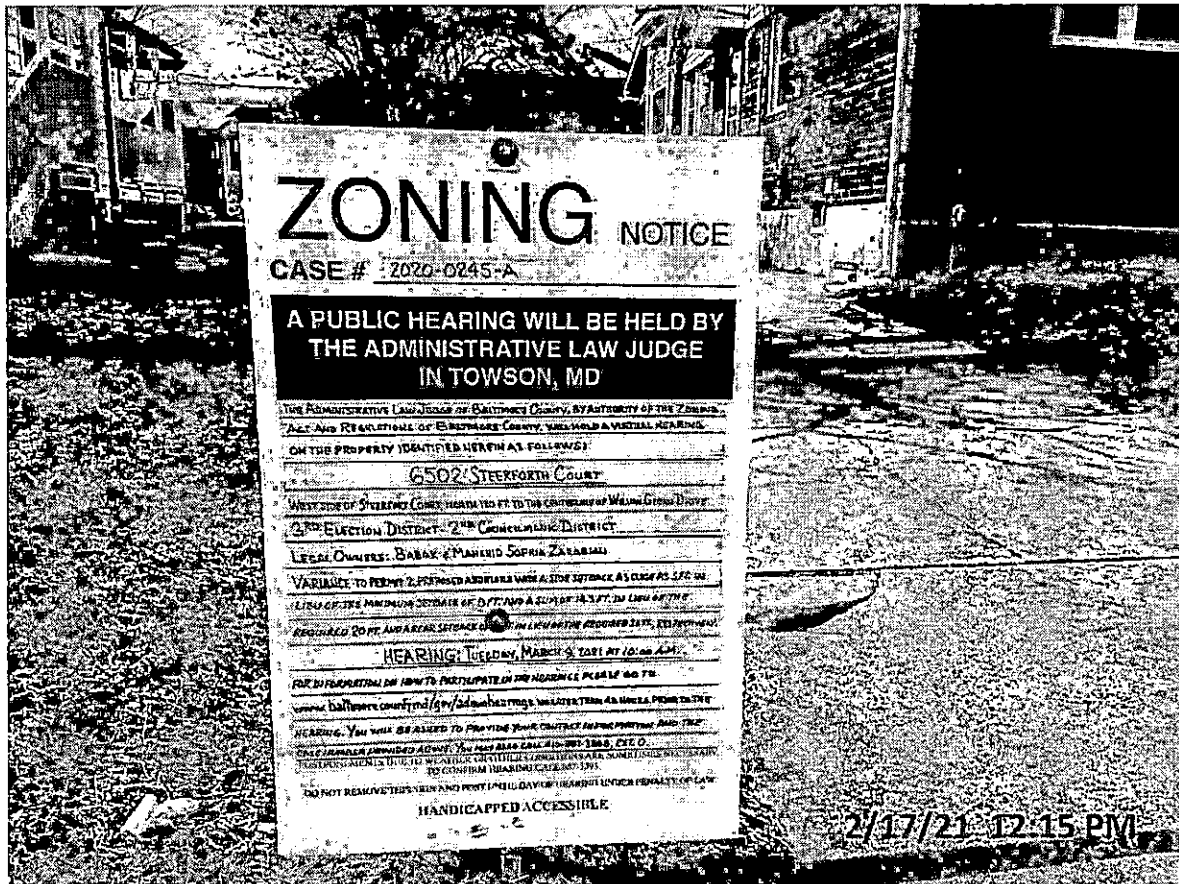
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0245-A



6502 Steerforth Court – South side of property (1 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

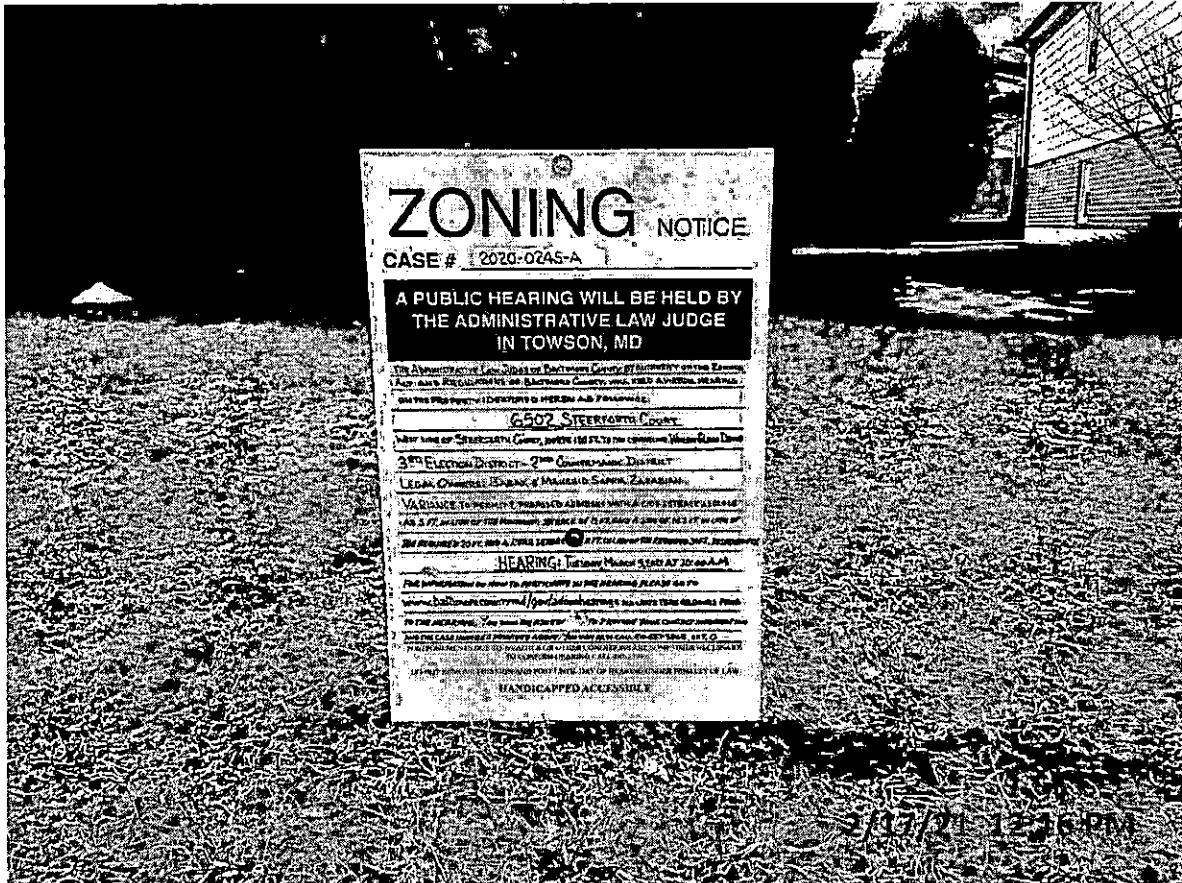
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0245-A



6502 Steerforth Court – North side of property (2 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0245-A

ZONING NOTICE

CASE # 2020-0245-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY AUTHORITY OF THE ZONING
ACT AND REGULATIONS OF BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING
ON THE PROPERTY IDENTIFIED HEREIN AS FOLLOWS:

6502 STEERFORTH COURT

WEST SIDE OF STEERFORTH COURT, NORTH 120 FT. TO THE CENTERLINE OF WILLOW GLEN DRIVE

3RD ELECTION DISTRICT - 2ND COUNCILMANIC DISTRICT

LEGAL OWNERS: BABAK & MAHSHID SOPHIA ZARABIAN

VARIANCE TO PERMIT 2 PROPOSED ADDITIONS WITH A SIDE SETBACK AS CLOSE AS 5 FT. IN
LIEU OF THE MINIMUM SETBACK OF 8 FT. AND A SUM OF 14.3 FT. IN LIEU OF THE
REQUIRED 20 FT. AND A REAR SETBACK OF 10 FT. IN LIEU OF THE REQUIRED 30 FT., RESPECTIVELY.

HEARING: TUESDAY, MARCH 9, 2021 AT 10:00 A.M.

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARING, PLEASE GO TO
www.baltimorecountymd.gov/adminhearings NO LATER THAN 48 HOURS PRIOR TO THE
HEARING. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE
CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-EST-3846 EXT. 0
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

2/17/21 12:16 PM

6502 Steerforth Court – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 2/17/21

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



Memorandum

DATE: March 4, 2021
TO: Office of Administrative Hearings
FROM: Dino La Fiandra
SUBJECT: Case 2020-245-A - Hearing Date March 9, 2021

Enclosed herewith please find:

1	Entry of Appearance of Counsel
1	Exhibit List
1	Copy of All Exhibits (A through I)

Please let me know if you have any questions or require any additional information.

3/9/21
DCL

In Re: Petition for Administrative Variance
(Hearing Requested)

6502 Steerforth Court

Babak and Mahshid Sophia Zarabian, Legal
Owners,
Petitioners

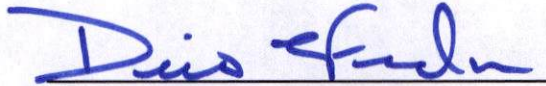
) **Before the**
)
) **Baltimore County**
)
) **Office of Administrative**
) **Hearings**
)
) Case 2020-245-A

ENTRY OF APPEARANCE OF COUNSEL

Please enter the appearance of the undersigned attorney as counsel for Babak and Mahshid Sophia Zarabian in the above-captioned case.

Respectfully submitted,

March 4, 2021
Date



Dino C. La Fiandra, Esquire
THE LAW OFFICE OF DINO C. LA FIANDRA, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
443-204-3473
Attorney for Petitioners

Zoning Case 2020-245-A
6502 Steerforth Court
Babak and Mahshid Sophia Zarabian, Pettitioners
Hearing Date: March 9, 2021 @ 10 a.m.

Exhibit List

- A. Cover Sheet
- B. Site Plan
- C. Existing Floor Plan
- D. Proposed Floor Plan
- E. Photo
- F. Photo
- G. Photo
- H. Neighboring Variances
- I. Photo Array

Zoning Case 2020-245-A
6502 Steerforth Court
Babak and Mahshid Sophia Zarabian, Petitioners
Hearing Date: March 9, 2021 @ 10 a.m.

Exhibit List

- A. Cover Sheet
- B. Site Plan
- C. Existing Floor Plan
- D. Proposed Floor Plan
- E. Photo
- F. Photo
- G. Photo
- H. Neighboring Variances
- I. Photo Array
- J. Survey (Introduced at hearing at request of neighbor)

Revised 3-9-21

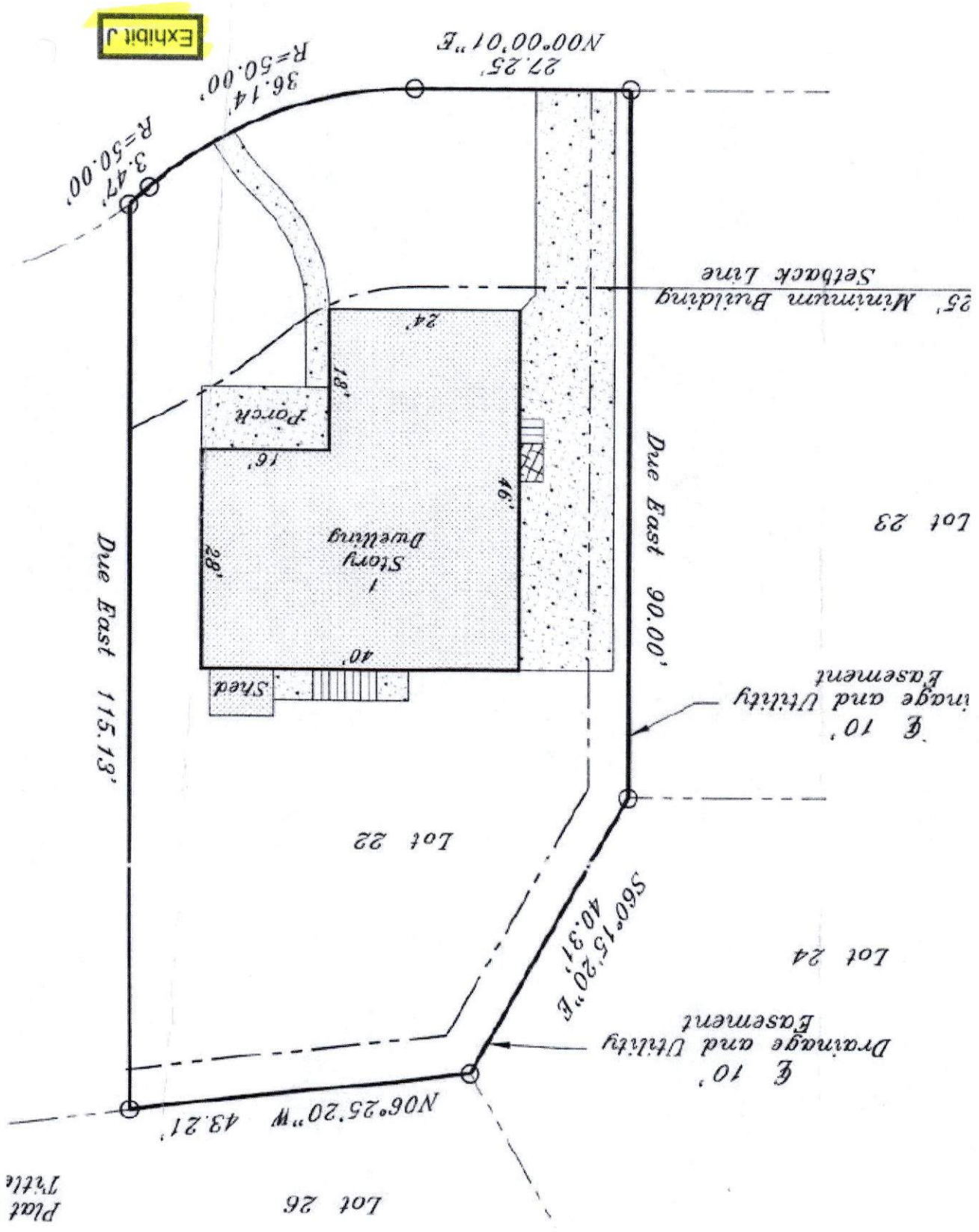
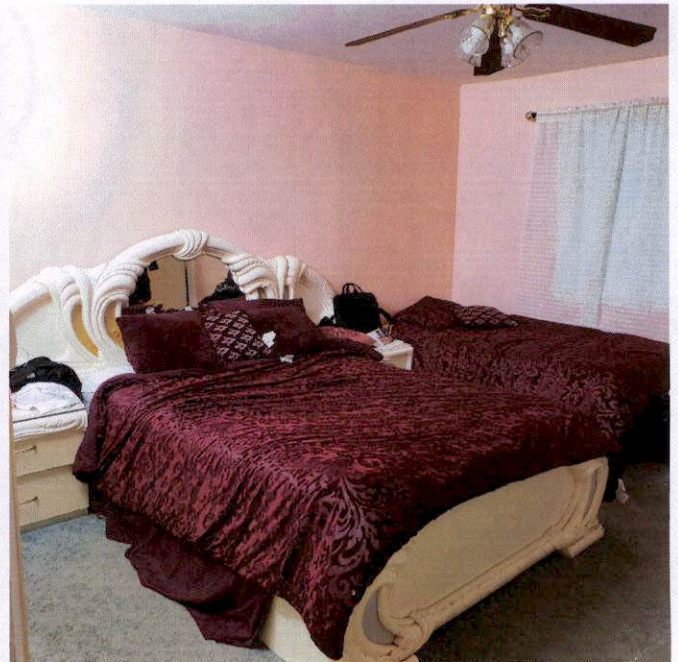
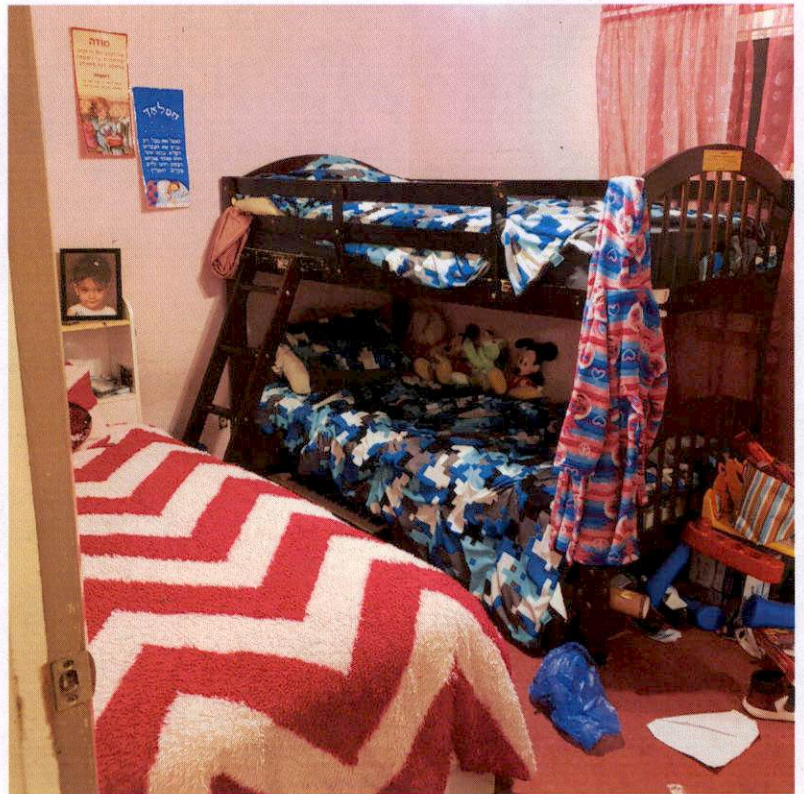


Exhibit J

Exhibit I - Photo Array



VARIANCE FOR 6502 STEERFORTH CT

CASE # 2020-0245-A

ADDRESS: 6502 STEERFORTH CT,
BALTIMORE MD 21209

OWNER'S NAME: BABAK & MAHSHID
SOPHIA ZARABIAN

SUBDIVISION NAME: PICKWICK

LOT#: 22

BLOCK#: 1

SECTION#: 2

PLAT BOOK#: 0031

FOLIO#: 0038

10 DIGIT TAX#: 0311068340

DEED REF#: 26109 / 00185

ZONING MAP# 078

SITE ZONED DR 5.5

ELECTION DISTRICT 3

COUNCIL DISTRICT 2

LOT AREA 7,650 SQ. FT.

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK X

WATER IS:

PUBLIC x PRIVATE ____

SEWER IS:

PUBLIC x PRIVATE ____

PLAT APPROVED FEB. 3RD 1966

EXHIBIT LIST:

EXHIBIT A: COVER SHEET

EXHIBIT B: SITE PLAN

EXHIBIT C: EXISTING PLAN

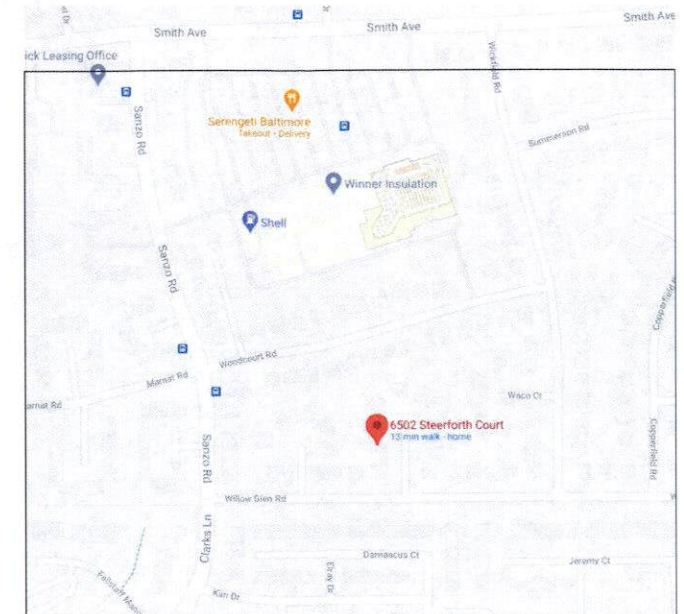
EXHIBIT D: PROPOSED PLAN

EXHIBIT E: PHOTO

EXHIBIT F: PHOTO

EXHIBIT G: PHOTO

EXHIBIT H: NEIGHBORING VARIANCES



VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)

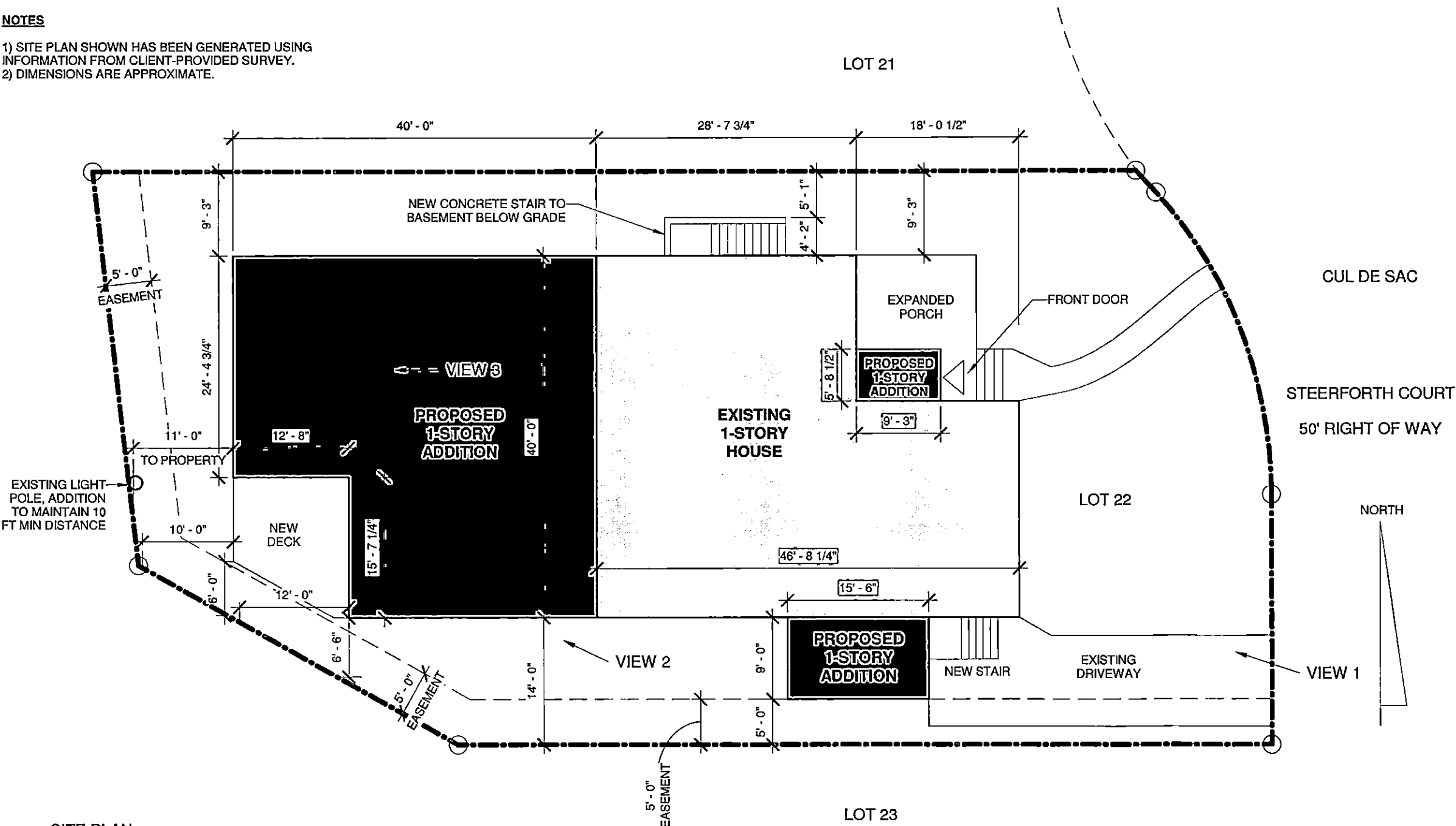
EXHIBIT A: COVER SHEET

6502 STEERFORTH CT (CASE # 2020-0245-A)

PRINT ON 11X17 PAPER

NOTES

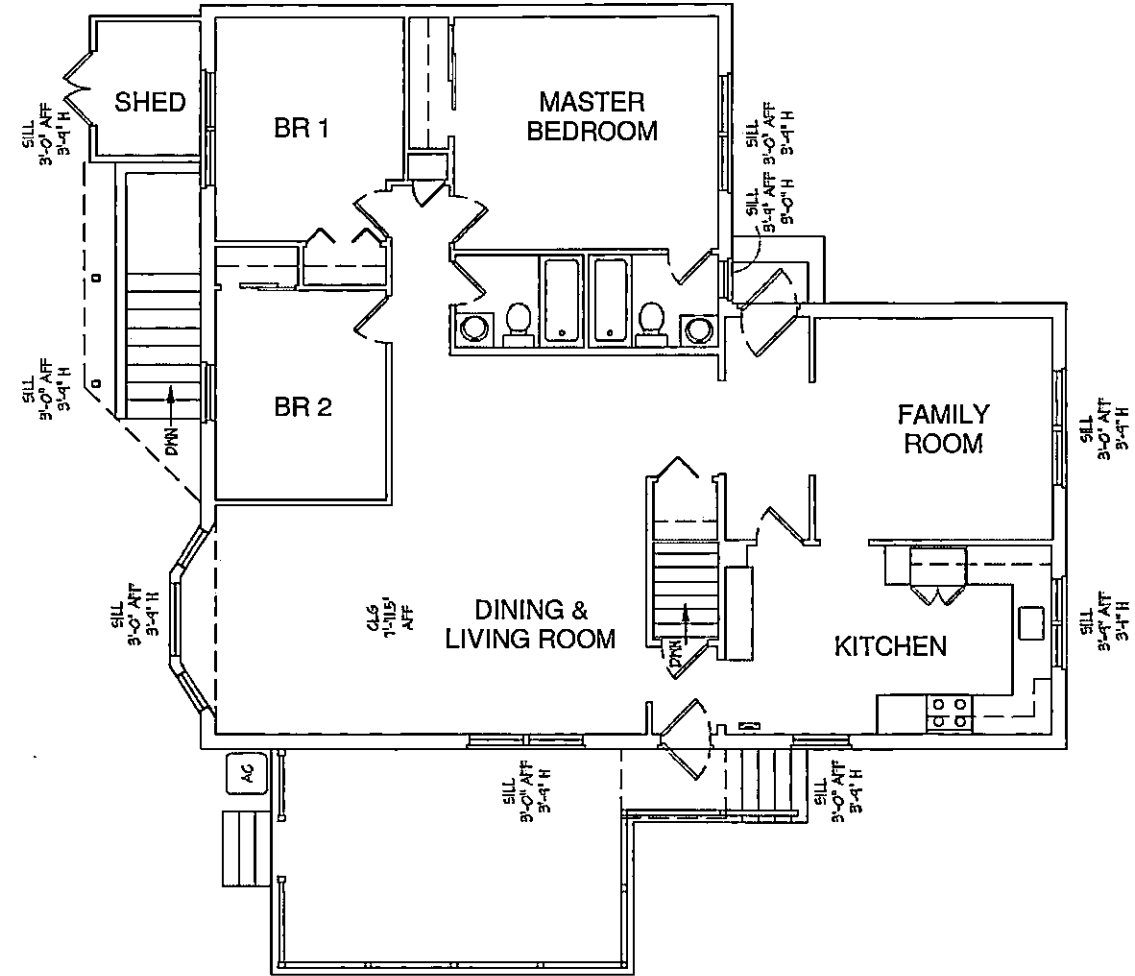
- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
- 2) DIMENSIONS ARE APPROXIMATE.



(A1) SITE PLAN
1" = 10'-0"

EXHIBIT B: SITE PLAN

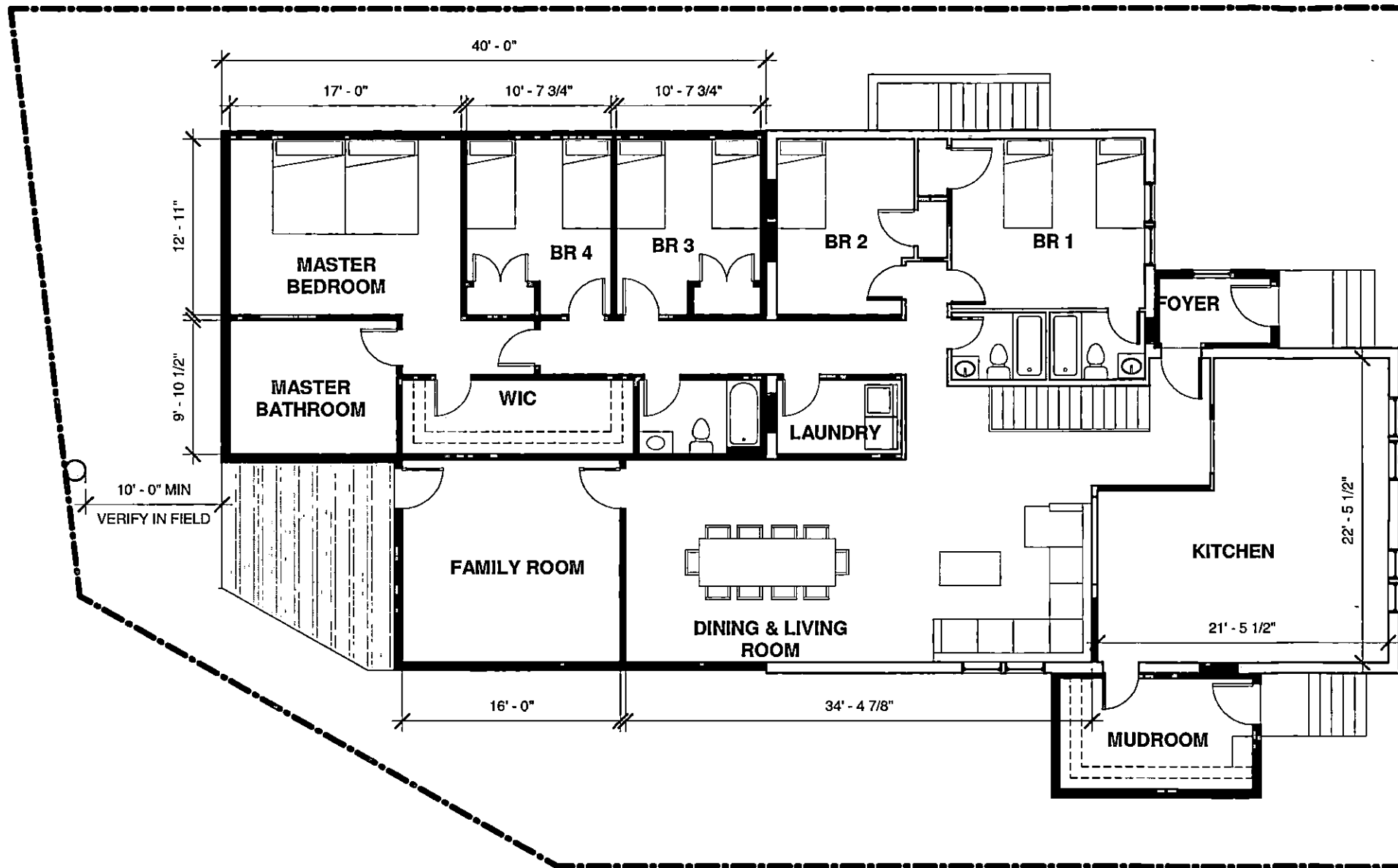
6502 STEERFORTH CT (CASE # 2020-0245-A)



① EXISTING PLAN
1/8" = 1'-0"

EXHIBIT C: EXISTING PLAN

6502 STEERFORTH CT (CASE # 2020-0245-A)



① LEVEL 1
1/8" = 1'-0"

EXHIBIT D: PROPOSED PLAN

6502 STEERFORTH CT (CASE # 2020-0245-A)



EXHIBIT E: PHOTO

6502 STEERFORTH CT (CASE # 2020-0245-A)



EXHIBIT F: PHOTO

6502 STEERFORTH CT (CASE # 2020-0245-A)



EXHIBIT G: PHOTO

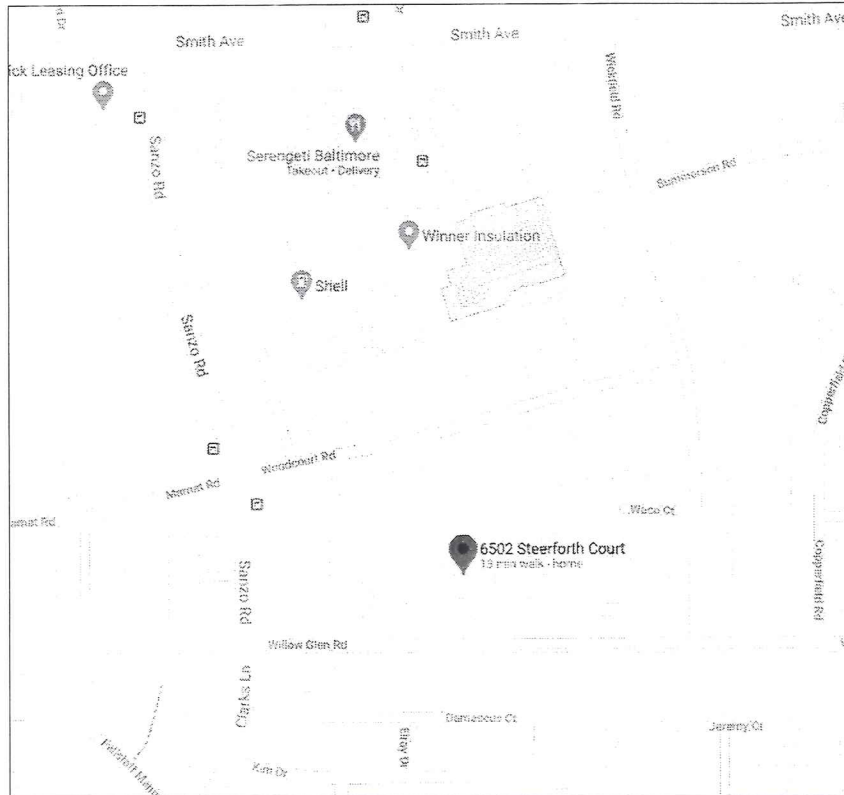
6502 STEERFORTH CT (CASE # 2020-0245-A)

STAPLE EDGE

STAPLE EDGE

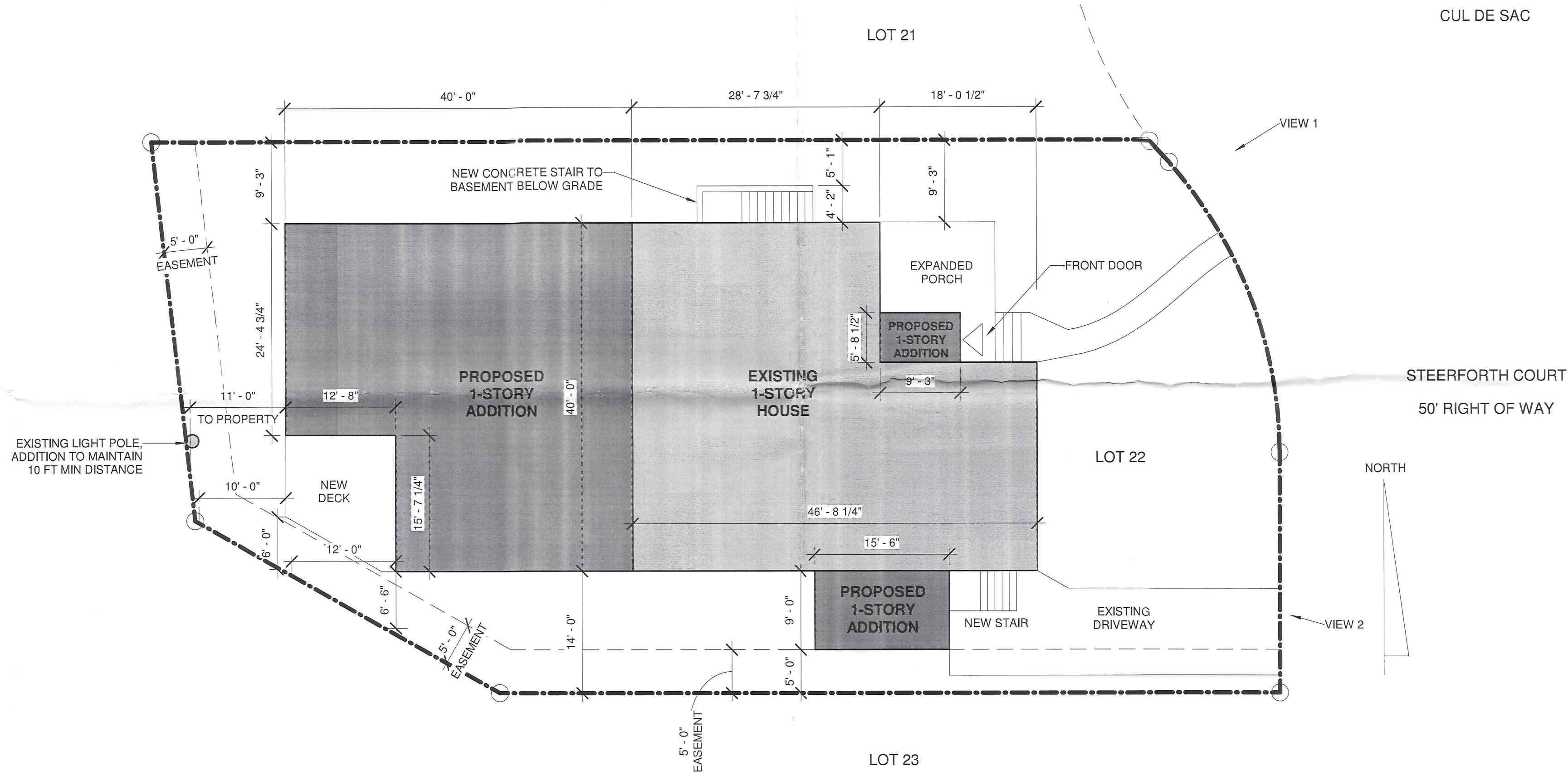
NOTES

- 1) SITE PLAN SHOWN HAS BEEN GENERATED USING INFORMATION FROM CLIENT-PROVIDED SURVEY.
2) DIMENSIONS ARE APPROXIMATE.



VICINITY MAP
(FROM GOOGLE EARTH, NORTH UP, NOT TO SCALE)

A1 SITE PLAN
1" = 10'-0"



VIEW 2



VIEW 1

REVISED DRAWING

ADDRESS: 6502 STEERFORTH CT, BALTIMORE MD 21209
OWNER'S NAME: BABAK & MAHSHID SOPHIA ZARABIAN
SUBDIVISION NAME: PICKWICK
LOT#: 22
BLOCK#: 1
SECTION#: 2
PLAT BOOK#: 0031
FOLIO#: 0038
10 DIGIT TAX#: 0311068340
DEED REF#: 26109 / 00185
PLAT APPROVED FEB. 3RD 1966
ZONING MAP# 078
SITE ZONED DR 5.5
ELECTION DISTRICT 3
COUNCIL DISTRICT 2
LOT AREA 7,650 SQ. FT.
HISTORIC? NO
IN CBQA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK X
WATER IS: PUBLIC ☒ PRIVATE ☐
SEWER IS: PUBLIC ☒ PRIVATE ☐

REVISIONS		
NUMBER	DESCRIPTION	DATE

SCHEMATIC DESIGN

Date	10/26/2020
Scale	1" = 10'-0"
Job No.	XXXX
Drawn By	Author

VARIANCE

Drawing No. **A0.01**

2020-0245-A

ZARABIAN ADDITION

**6502 STEERFORTH COURT
BALTIMORE, MD
21209**



EXHIBIT F: PHOTO

6502 STEERFORTH CT (CASE # 2020-0245-A)