

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. 2020-0301-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 17, 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

Legal Owner/Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2020-0301-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Eskandar Yazaji (the “Petitioner”) for the property located at 705 Weil Mandel Way (the “Property”). The Petitioner is requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) §400.1 to permit an accessory use detached garage in the side yard of a residential lot in lieu of the required rear yard. This case was originally an Administrative Variance and a formal demand was filed by Ashraf Mostafa, 709 Weil Mandel Way.

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. Eskandar Yazaji, MD appeared at the hearing. Mr. Mostafa did not appear at the hearing. There were no Zoning Advisory Committee (“ZAC”) comment which opposed the requested relief.

The Property is approximately 5.069 acres, is zoned RC 4 and is one of 4 homes on a court. Mr. Mostafa's home is not located on the court but on the road leading into the court. (Pet. Ex. 1). Dr. Yazaji proceeded through photos of his Property and of Mr. Mostafa's home which are separated by large mature trees. (Pet. Ex. 2). Dr. Yazaji marked the aerial photo with the proposed location of the garage which will be 846 sf. (Pet. Ex. 1). A Site Plan was also provided showing the location of the proposed garage. (*Id.*). Dr. Yazaji also provided the distance between the

ORDER RECEIVED FOR FILING

Date _____

By

location of the proposed garage and Mr. Mostafa's home which measured 235 ft. (Pet. Ex. 2). In addition, the Hunt Valley Architectural Committee provided a letter indicating that it had no objection to the proposed garage. Lastly, Dr. Yazaji testified that it was physically impossible to construct a garage in the rear yard because two (2) septic systems are located in the rear.

A variance request involves a two-step process, 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 must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The Property is unique due to its odd shape and size. I find that due to the location of the septic systems in the rear of the Property, the Petitioner would suffer a practical difficulty and unreasonable hardship if the requested variance relief were denied. I also find that the proposed garage will be 235 ft from Mr. Mostafa' home and is shielded and buffered by the row of mature trees. Therefore, the variance can be granted within the spirit and intent of the BCZR and without injuring the health, safety and general welfare of the neighbors. The Property is a large, secluded lot surrounded by mature trees.

THEREFORE, IT IS ORDERED, this 18th day of **March 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the Baltimore County Zoning Regulations ("BCZR") §400.1 to permit an accessory use detached garage in the side yard of a residential lot in lieu of the required rear yard is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed,

2. Petitioners and subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The proposed garage shall not be used for commercial purposes.

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date

By

3/18/21
[Signature]



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 705 WEIL MANDEL WAY, Cockeysville, MD 21030 Currently zoned RC4

Deed Reference 37838 / 00336 10 Digit Tax Account # 2200001368

Owner(s) Printed Name(s) ESKANDAR YAZAJI

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 OF THE BCZR TO PERMIT AN ACCESSORY USE DETACHED GARAGE IN THE SIDE YARD OF A RESIDENTIAL LOT IN LIEU OF THE REQUIRED REAR YARD.

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

- 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):

ESKANDAR YAZAJI

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

705 WEIL MANDEL WAY, Cockeysville, MD

Mailing Address

City

State

21030 / 4104937800 / ESKANDAR@

Zip Code

Telephone #

Email Address

HOTMAIL.COM

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 12/14/2020 day of December, 2020 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 2020-0301-A Filing Date 12/14/2020 Estimated Posting Date 12/27/2020 Reviewer RJ

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

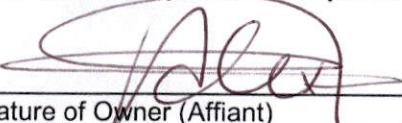
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 705 WEIL MANDELWAY, Cockeysville, MD 21030
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)

In relation to pending permit # B976399, I am asking for your consideration to approve this administrative variance. I am planning to build 24x26 detached two car garage on my property. Unfortunately, I cannot build it behind the rear foundation wall line because of the septic system draining fields being in the rear of my house. The alternate location I am proposing is on the side of my house. This location has no impact on any of my neighbors and cannot even be seen by any of my neighbors. It is also very difficult to see from the public Rd (Weil Mandel). Thank you very much for your consideration.

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


Signature of Owner (Affiant)
ESKANDAR YAZAJI
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 11th day of December, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Eskandar Yazaji, M.D.

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

AS WITNESS my hand and Notaries Seal
DONNA MAXWELL
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 9-18-2022


Notary Public
9/18/2022
My Commission Expires

The Zoning Petition Property Description

Zoning Property Description for: 705 Weil Manel Way, Cockeysville, MD 21030

Beginning at a point of the South East side of Weil Mandel Way at a distance of 230 feet from the Cul-De-Sac at the end of Weil Mandel Way which is 0.5 mile from Shawan Road.

Being known and designated as Lot# 16, as shown on the Plat entitled "Plat Two, Shawan at Hunt Valley", which Plat is recorded among the land records of Baltimore County, Maryland in Liber S.M. No. 61, folio 73 containing 5.06 Acres, Election District 8, Tax ID 08-2200001368

2020-0301-A

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 3/2/2021

Case Number: 2020-0301-A

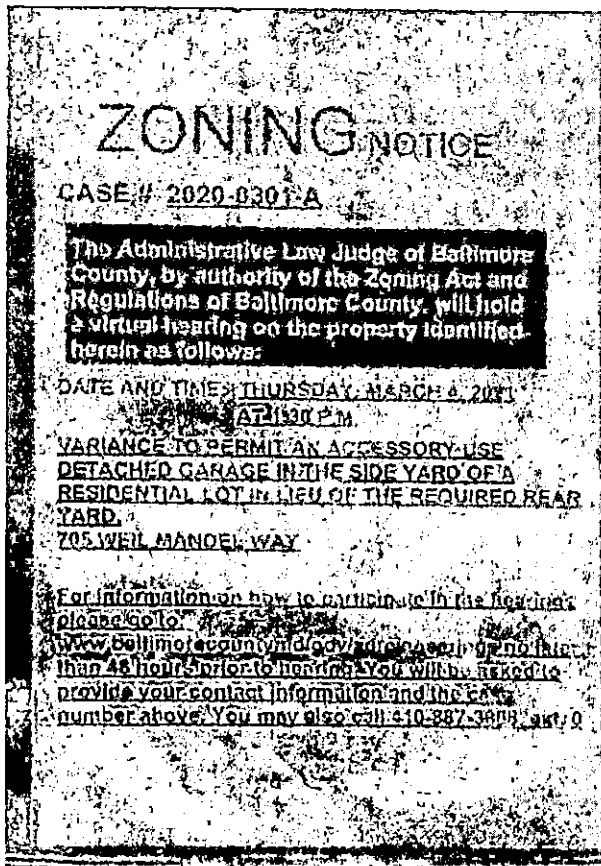
Petitioner / Developer: ESKANDER YAZAJI

Date of Hearing: MARCH 4, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
705 WEIL MANDEL WAY

The sign(s) were posted on: FEBRUARY 12, 2021

The sign(s) were re-photographed on: MARCH 2, 2021



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 705 Weil Mandel Way ~ 3/2/2021



Re-Photographed 2nd Sign @ 705 Weil Mandel Way ~ 3/2/2021

CASE # 2020-0301-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/12/2021

Case Number: 2020-0301-A

Petitioner / Developer: ESKANDER YAZAJI

Date of Hearing: MARCH 4, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
705 WEIL MANDEL WAY

The sign(s) were posted on: FEBRUARY 12, 2021

ZONING NOTICE

CASE # 2020-0301-A

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:

DATE AND TIME: THURSDAY, MARCH 4, 2021
AT 1:30 P.M.

VARIANCE TO PERMIT AN ACCESSORY USE DETACHED GARAGE IN THE SIDE YARD OF A RESIDENTIAL LOT IN LIEU OF THE REQUIRED REAR YARD.

705 WEIL MANDEL WAY

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

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

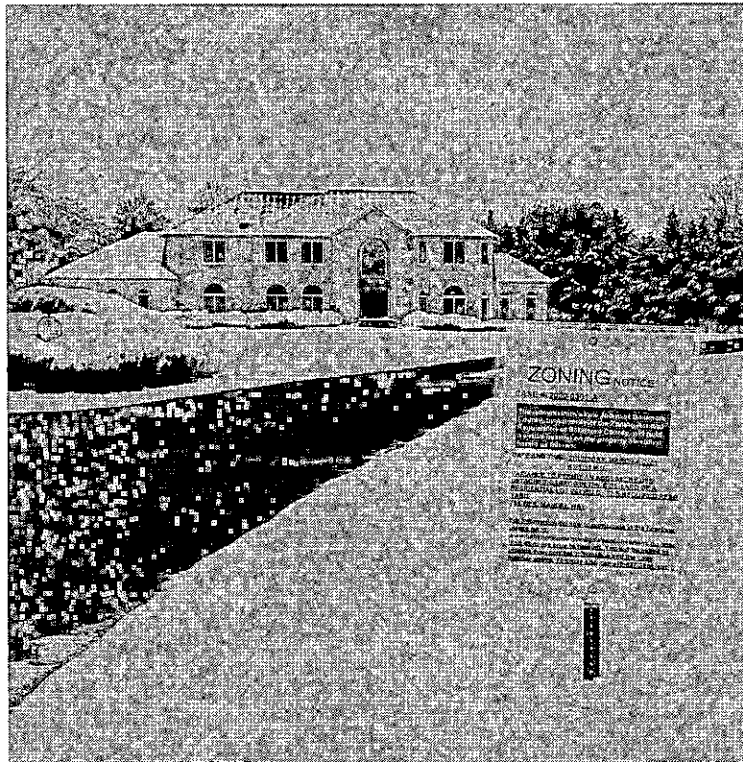
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 705 Weil Mandel Way ~ 2/12/2021



Background Photo 2nd Sign @ 705 Weil Mandel Way ~ 2/12/21

CASE # 2020-0301-A

3-4-21
1:30 pm

Debra Wiley

From: Linda O'Keefe <lucky linda1954@yahoo.com>
Sent: Tuesday, March 2, 2021 4:16 PM
To: Administrative Hearings
Subject: Certification
Attachments: Weil Mandel Way Cert. jpeg; Weil Mandel Way Photos.docx

CAUTION: This message from lucky linda1954@yahoo.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 Donna,

I am attaching the Second Certification for Case # 2020-0301-A @ 705 Weil Mandel Way for your records.
Have a good day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
lucky linda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 3/2/2021

Case Number: 2020-0301-A

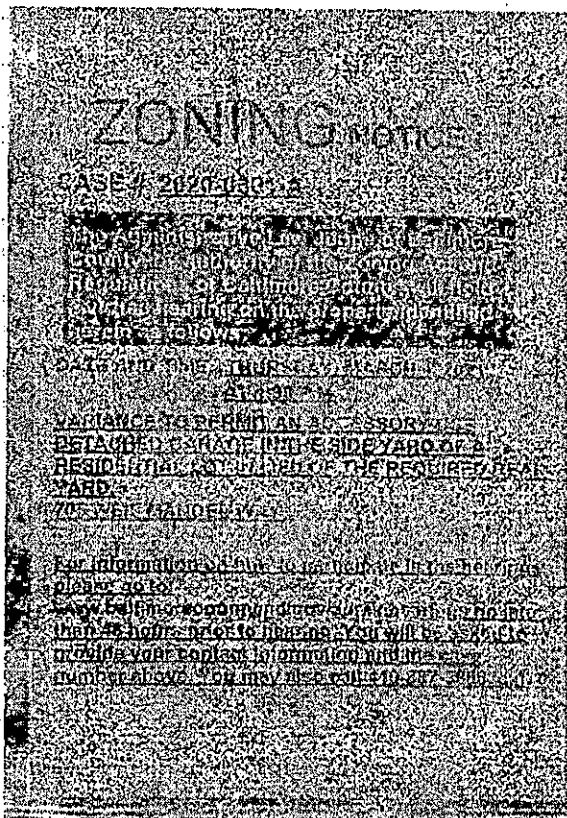
Petitioner / Developer: ESKANDER YAZAJI

Date of Hearing: MARCH 4, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
705 WEIL MANDEL WAY

The sign(s) were posted on: FEBRUARY 12, 2021

The sign(s) were re-photographed on: MARCH 2, 2021



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Re-Photographed 1st Sign @ 705 Weil Mandel Way ~ 3/2/2021



Re-Photographed 2nd Sign @ 705 Weil Mandel Way ~ 3/2/2021

CASE # 2020-0301-A



2020-0301-A

FORMAL DEMAND FOR HEARING

CASE NUMBER:

2020-0301-A

Address:

705 West Mondel Way

Petitioner(s):

Asht Saleh / Kashat / Omer Saleh

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We

Asht Saleh

Name - Type of Print

709 West Mondel Way

☒ Legal Owner

OR

☐ Resident

of

7509 Osler Drive

Address:

Wendy

City

Cockeysville MD 21030

State

Zip Code

Telephone Number

410-980-3888

which is located approximately 3 feet from the property, which is the subject of the above petition, do hereby formally demand that a public hearing be set in this matter.

ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Signature

[Signature]

Date

1/5/2020

Signature

Revised 9/18/98 - wcr/scj

Date

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Page 1 of 1

PUBLISHER'S AFFIDAVIT

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:

2/12/2021

Darlene Miller
Darlene Miller, Public Notice
(Representative Signature)

Order #: 11966008
Case #:
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0301-A



2020-0301-A

FORMAL DEMAND FOR HEARING

CASE NUMBER:

Address:

Petitioner(s):

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We

Name - Type or Print

() Legal Owner OR () Resident of

Address

City

State

Zip Code

Telephone Number

which is located approximately four (3) feet from the property, which is the subject of the above petition, **do hereby formally demand that a public hearing be set in this matter.**
ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS DEMAND.

Signature

Date

Signature

Date

Revised 9/18/98 - wcr/scj

Ashraf.mostafa43@yahoo.com

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/27/2020

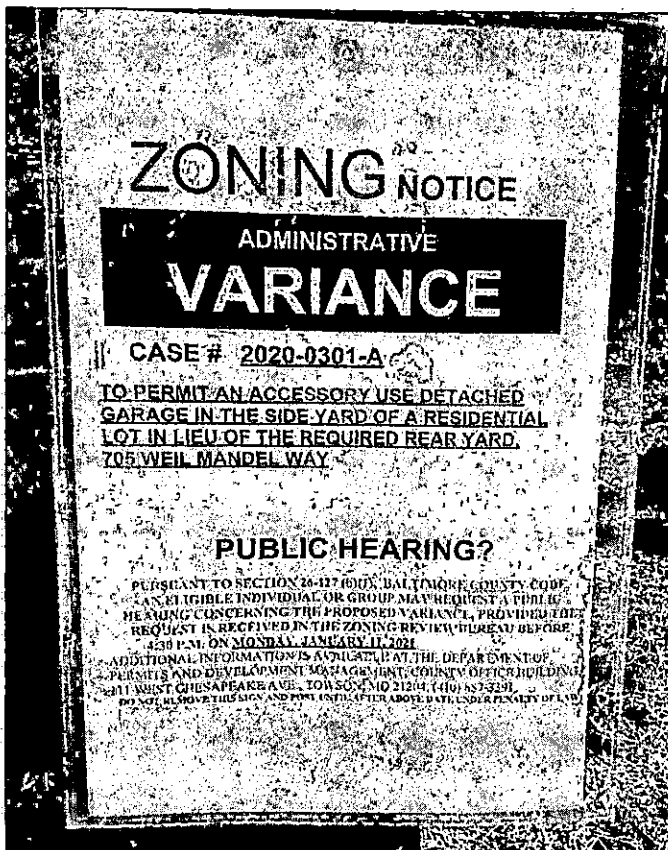
Case Number: 2020-0301-A

Petitioner / Developer: ESKANDAR YAZAJI

Date of Closing: JANUARY 11, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
705 WEIL MANDEL WAY

The sign(s) were posted on: DECEMBER 27, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 705 Weil Mandel Way ~ 12/27/2020



Background Photo 2nd Sign @ 705 Weil Mandel Way ~ 12/27/2020

CASE # 2020-0301-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0301 -A Address 705 WEIL MANDEL WAY

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/16/2020 Posting Date: 12/27/2020 Closing Date: 1/11/2020

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- 0301 -A Address 705 WEIL MANDEL WAY

Petitioner's Name ESKANDAR YAZAJI Telephone 410/493-7800

Posting Date: 12/27/2020 Closing Date: 1/11/2020

Wording for Sign: To Permit AN ACCESSORY USE DETACHED GARAGE
IN THE SIDE YARD OF A RESIDENTIAL LOT IN LIEU OF
THE REQUIRED REAR YARD.

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 22, 2021

Eskandar Yazaji,
705 Weil Mandel Way
Cockeysville MD 21030

RE: Case Number: 2020-0301-A, 705 Weil Mandel Way

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 December 16, 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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

January 4, 2021

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

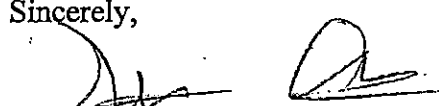
Dear Ms. Lewis:

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. 2020-0301-A

Eskandar Yazaji
705 Weil Mandel Way

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

3/4/21
1:30
P.m.

CASE NO. 2020-0301-A

CHECKLIST

Formal Demand Reg.

Comment
Received

✓ Itr
✓ Order

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 _____)

1/4 STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/12/21

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: _____

Donna Mignon

From: Donna Mignon
Sent: Wednesday, February 24, 2021 10:51 AM
To: 'eskanday@hotmail.com'
Subject: Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 4, 2021 at 1:30 p.m. You should have received an invitation in an email that 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

3-4-21
1:30 pm

Debra Wiley

From: Kristen L Lewis
Sent: Friday, February 5, 2021 1:08 PM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0301-A

Good afternoon,

Below is the information needed for another webex event.

Case 2020-0301-A
705 Weil Mandel Way
Legal Owner: Eskandar Yazaji – eskanday@hotmail.com
Protestant: Ashraf Mostafa – ashraf.mostafa43@hotmail.com
3/4/21 at 1:30 p.m.

Thank you,

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

Create 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>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Paul Mayhew</u>	pmayhew@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>Henry Ayakwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
☒	<u>Eskandar Yazaji</u>	eskanday@hotmail.com	1-	English	New York Time	U.S.
☒	<u>Ashraf Mostafa</u>	ashraf.mostafa43@hotmail.com	1-	English	New York Time	U.S.

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

New Panelist

Full name: (required)

Email address: (required)

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

Time Zone: ▼

Language: ▼

Locale: ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

Debra Wiley

From: Debra Wiley
Sent: Friday, February 5, 2021 1:16 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0301-A

Event Information

Event: Zoning Hearing - Case No. 2020-0301-A - 705 Weil Mandel Way - Eskandar Yazaji
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8d086>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec07b5>
Date and time: Wednesday, March 3, 2021 1:30 pm
Eastern Standard Time (New York, GMT-05:00)
Duration: 3 hours
Description: Zoning Hearing
Case No. 2020-0301-A
705 Weil Mandel Way
Eskandar Yazaji
Event number: 180 695 8003
Event password: 1234
Host key: 835439
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 309518
Video Address: 1806958003@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: 180 695 8003

Debra Wiley

From: Debra Wiley
Sent: Friday, February 5, 2021 2:11 PM
To: 'Eskandar Yazaji'
Cc: Kristen L Lewis
Subject: RE: Invitation to join Web seminar as a panelist: Zoning Hearing - Case No. 2020-0301-A - 705 Weil Mandel Way - Eskandar Yazaji

You're correct. I will go in and change that immediately.

Sorry for the inconvenience.

From: Eskandar Yazaji <eskanday@hotmail.com>
Sent: Friday, February 5, 2021 2:06 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Re: Invitation to join Web seminar as a panelist: Zoning Hearing - Case No. 2020-0301-A - 705 Weil Mandel Way - Eskandar Yazaji

CAUTION: This message from eskanday@hotmail.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 thank you very much for the invite. The invite is saying March 3rd for the hearing date however I understood from Kristen that the hearing will be on March 4th at 1:30 p.m. please advise thank you very much

Alex Yazaji, MD, FACP
Associate Medical Director
Chief Quality & Safety Officer
Vice Chair of Medicine
Medstar Union Memorial Hospital
Medstar Good Samaritan Hospital

From: messenger@webex.com <messenger@webex.com> on behalf of Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Friday, February 5, 2021 1:15:40 PM
To: Eskandar Yazaji <eskanday@hotmail.com>
Subject: Invitation to join Web seminar as a panelist: Zoning Hearing - Case No. 2020-0301-A - 705 Weil Mandel Way - Eskandar Yazaji
When: Wednesday, March 3, 2021 1:30 PM-4:30 PM.
Where:
<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e2f3141ba2de60fe9bcdfcb9082ce16>
74

You're a panelist for this Webex event. When it's time, join the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 180 695 8003

Event password: 1234

Panelist password: The Event has no Panelist Password

Wednesday, March 3, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Join event

If you experience a problem joining the event as a panelist, you can join as an attendee.

Join as an attendee:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e58c019de1cbf103d8531477627e>

Join the audio conference only

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1806958003@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 309518

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

Debra Wiley

From: Debra Wiley
Sent: Friday, February 5, 2021 2:13 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: UPDATED LINK FOR CORRECT DATE - 2020-0301-A

Event Information

Event: Zoning Hearing - Case No. 2020-0301-A - 705 Weil Mandel Way - Eskandar Yazaji
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e8d086>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec07b5>
Date and time: Thursday, March 4, 2021 1:30 pm
Eastern Standard Time (New York, GMT-05:00)
Duration: 3 hours
Description: Zoning Hearing
Case No. 2020-0301-A
705 Weil Mandel Way
Eskandar Yazaji
Event number: 180 695 8003
Event password: 1234
Host key: 835439
Alternate Host: Donna Mignon, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 309518
Video Address: 1806958003@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: 180 695 8003

Debra Wiley

From: messenger@webex.com
Sent: Friday, February 5, 2021 2:12 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No. 2020-0301-A - 705
Weil Mandel Way - Eskandar Yazaji

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.



Webex sent the email message "Event Updated to All Panelists" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

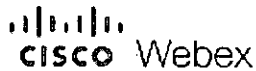
Need help? Go to <https://help.webex.com>

© 2021 Cisco and/or its affiliates. All rights reserved. [Privacy Statement](#) | [Terms of Service](#)

Debra Wiley

From: messenger@webex.com
Sent: Friday, February 5, 2021 2:12 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No. 2020-0301-A - 705
Weil Mandel Way - Eskandar Yazaji

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.



Webex sent the email message "Event Updated for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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

ZAC AGENDA

Formal Demand
per Jenae
1-8-21

Case Number: 2020-0301-A **Reviewer:** Rosalie Johnson

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Eskandar Yazaji

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 3

Property Address: 705 WEIL MANDEL WAY

Location: At the Southern most end of the CUL-DE-SACK on to South East side side of Weil Mandel Way.

Existing Zoning: RC 4

Area: 5.06 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 400.1 of the BCZR To permit an accessory use detached garage in the side yard of a residential lot in lieu of the required rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/11/2021

Miscellaneous Notes:

Required for Building Permit #B976399.

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 08 Account Number - 2200001368		
Owner Information		
Owner Name:	YAZAJI ESKANDAR	Use: RESIDENTIAL
Mailing Address:	705 WEIL MANDEL WAY COCKEYSVILLE MD 21030-1324	Principal Residence: YES Deed Reference: /37838/ 00336
Location & Structure Information		
Premises Address:	705 WEIL MANDEL WAY COCKEYSVILLE 21030-1324	Legal Description: 5.069 AC 705 WEIL MANDEL WAY SHAWAN AT HUNT VALLEY
Map:	Grid:	Parcel:
0042	0014	0030
Neighborhood:	Subdivision:	Section:
8080165.04	0000	
Block:	Lot:	Assessment Year:
	16	2020
Plat No:	2	
Plat Ref:	0061/ 0073	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2003	4,548 SF	Property Land Area
		5.0600 AC
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	6	3 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	350,700	350,700
Improvements	527,400	537,300
Total:	878,100	888,000
Preferential Land:	0	0
		881,400
		884,700
Transfer Information		
Seller: SNYDER HOWARD G	Date: 08/05/2016	Price: \$900,000
Type: ARMS LENGTH IMPROVED	Deed1: /37838/ 00336	Deed2:
Seller: CADDIE HOMES 13 INC	Date: 03/28/2003	Price: \$289,900
Type: ARMS LENGTH VACANT	Deed1: /17750/ 00001	Deed2:
Seller: CADDIE HOMES 13 INC	Date: 07/29/1993	Price: \$1
Type: NON-ARMS LENGTH OTHER	Deed1: /09919/ 00735	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 05/18/2018		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Donna Mignon

From: Jenae Johnson
Sent: Wednesday, February 24, 2021 10:46 AM
To: Donna Mignon; Kristen L Lewis
Cc: Linda Okeefe
Subject: RE: Case No: 2020-0301-A - 705 Weil Mandel Way

Good morning Linda,

Can you please send us the updated sign posting for case number 2020-0301-A.

Thank you,

From: Donna Mignon
Sent: Wednesday, February 24, 2021 10:28 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Case No: 2020-0301-A - 705 Weil Mandel Way

Good Morning Ladies,

I hope you are doing well. I am working on the files for next week.

The above case was an Administrative Variance and a formal demand was filed.

We do not have the updated sign postings, can you please send over. (has the old sign postings for the Administrative Variance)

Thank you. ☺

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

3-4-21
1:30 pm

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Tuesday, March 2, 2021 4:16 PM
To: Administrative Hearings
Subject: Certification
Attachments: Weil Mandel Way Cert. .jpeg; Weil Mandel Way Photos.docx

CAUTION: This message from luckylinda1954@yahoo.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 Donna,

I am attaching the Second Certification for Case # 2020-0301-A @ 705 Weil Mandel Way for your records.

Have a good day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

MM 3-4-21
1:30 pm

Donna Mignon

From: Linda O'Keefe <luckylinda1954@yahoo.com>
Sent: Thursday, February 25, 2021 12:03 AM
To: Donna Mignon; Kristen L Lewis; Jenae Johnson
Subject: Re: Case No: 2020-0301-A - 705 Weil Mandel Way
Attachments: Weil Mandel Way Cert. .jpeg; Weil Mandel Way Photos.docx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from luckylinda1954@yahoo.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 Donna,

I am attaching the Certification and photos for Case # 2020-0301-A and the background photos that were sent February 12, 2021 for Weil Mandel Way. Did you need the one for the Administrative Variance that was done in December?
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

On Wednesday, February 24, 2021, 10:46:29 AM EST, Jenae Johnson <jnjohnson@baltimorecountymd.gov> wrote:

Good morning Linda,

Can you please send us the updated sign posting for case number 2020-0301-A.

Thank you,

From: Donna Mignon
Sent: Wednesday, February 24, 2021 10:28 AM
To: Jenae Johnson <jnjohnson@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Case No: 2020-0301-A - 705 Weil Mandel Way

Good Morning Ladies,

I hope you are doing well. I am working on the files for next week.

The above case was an Administrative Variance and a formal demand was filed.

We do not have the updated sign postings, can you please send over. (has the old sign postings for the Administrative Variance)

Thank you. ☺

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Donna Mignon

From: Eskandar Yazaji <eskanday@hotmail.com>
Sent: Sunday, February 28, 2021 11:29 AM
To: Donna Mignon; Administrative Hearings
Subject: Re: Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.
Attachments: Case No 2020-0301-A Exhibit 4.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from eskanday@hotmail.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, I am sending one more document showing the MDT approval (Exhibit 4) for the hearing (Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.).

This will be in addition to the three other exhibits i already sent last week.

Thank you for all your help

Eskandar Yazaji, M.D., FACP
Vice Chairman, Dept of Medicine
Chief Quality & Safety Officer
MedStar Union Memorial Hospital
Clinical Assistant Professor at Univ of MD, School of Medicine
Baltimore, MD

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, February 24, 2021 10:51 AM
To: eskanday@hotmail.com <eskanday@hotmail.com>
Subject: Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 4, 2021 at 1:30 p.m. You should have received an invitation in an email that 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



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

January 4, 2021

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

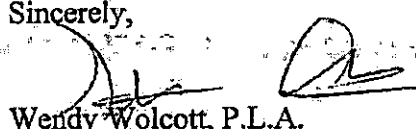
Dear Ms. Lewis:

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. 2020-0301-A

Eskandar Yazaji
705 Weil Mandel Way

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

MM 3-4-21
1:30 pm

Debra Wiley

From: Eskandar Yazaji <eskanday@hotmail.com>
Sent: Friday, February 26, 2021 9:59 AM
To: Donna Mignon; Administrative Hearings; Kristen L Lewis
Subject: Documents for Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.
Attachments: Case No 2020-0301-A Exhibit 1.pdf; Case No 2020-0301-A Exhibit 2.pdf; Case No 2020-0301-A Exhibit 3.pdf

CAUTION: This message from eskanday@hotmail.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, please see attached documents that include photos, plan and letter from HOA.
I titled the document with the case number and exhibit number.
Please confirm receiving them.
Thanks

Eskandar Yazaji, M.D., FACP
Vice Chairman, Dept of Medicine
Chief Quality & Safety Officer
MedStar Union Memorial Hospital
Clinical Assistant Professor at Univ of MD, School of Medicine
Baltimore, MD

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Wednesday, February 24, 2021 10:51 AM
To: eskanday@hotmail.com <eskanday@hotmail.com>
Subject: Case No: 2020-0301-A Hearing Date: 3/4/21 at 1:30 p.m.

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for March 4, 2021 at 1:30 p.m. You should have received an invitation in an email that 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



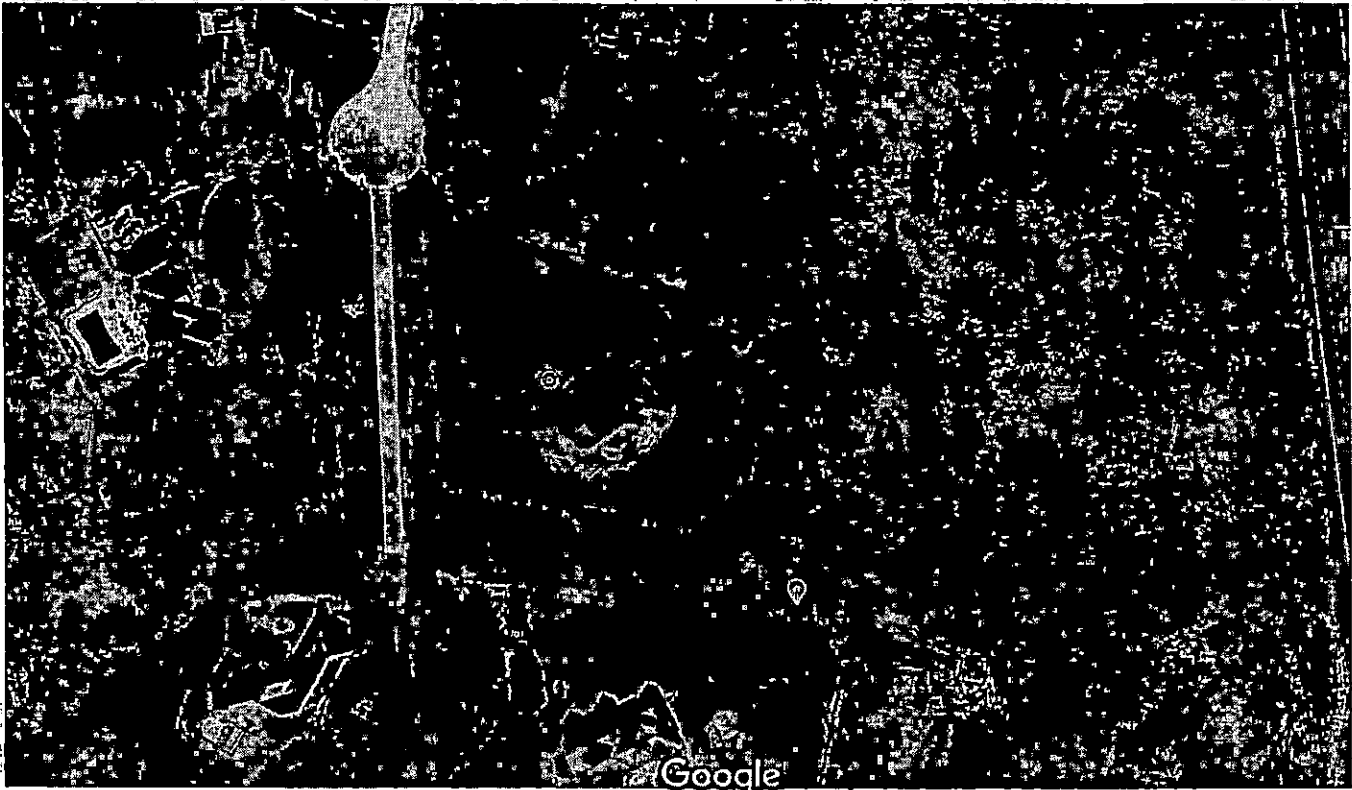
Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

Google Maps



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

-  Home 705 Weil Mandel Way, Cockeysville, MD EDIT
-  Work 201 E University Pkwy, Baltimore, MD EDIT

 Home
705 Weil Mandel Way, Cockeysville, MD 21030

 Work
201 E University Pkwy, Baltimore, MD 21218

 Light traffic in this area
Typical conditions

Search this area

52° 

Google Maps 705 Weil Mandel Way

Satellite View



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Proposed Garage
location

Home

705 Weil Mandel Way
Cockeysville, MD 21030

Directions



Save



Nearby

Send to your
phone

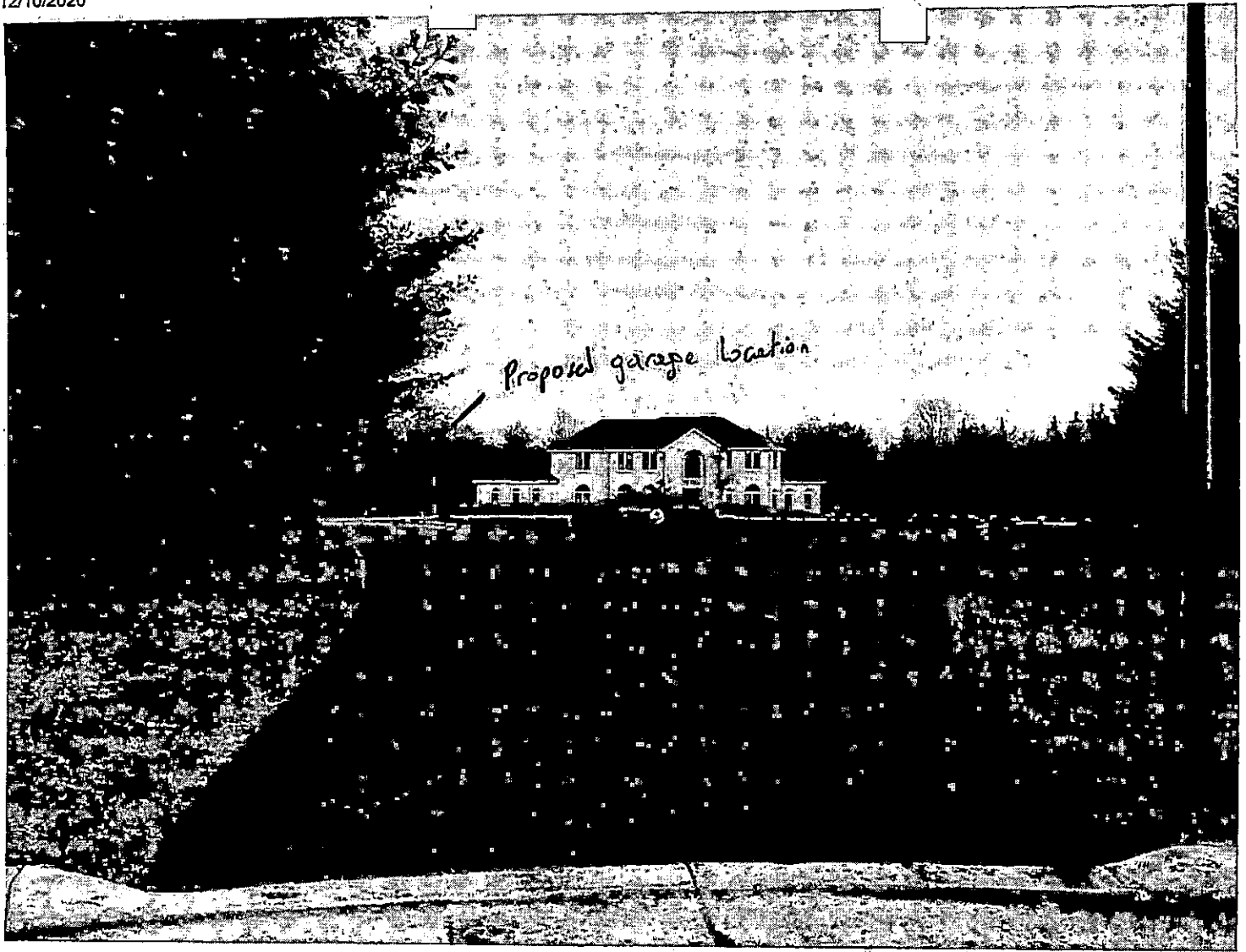
Share



You visited today



F8QJ+HM Cockeysville, Maryland



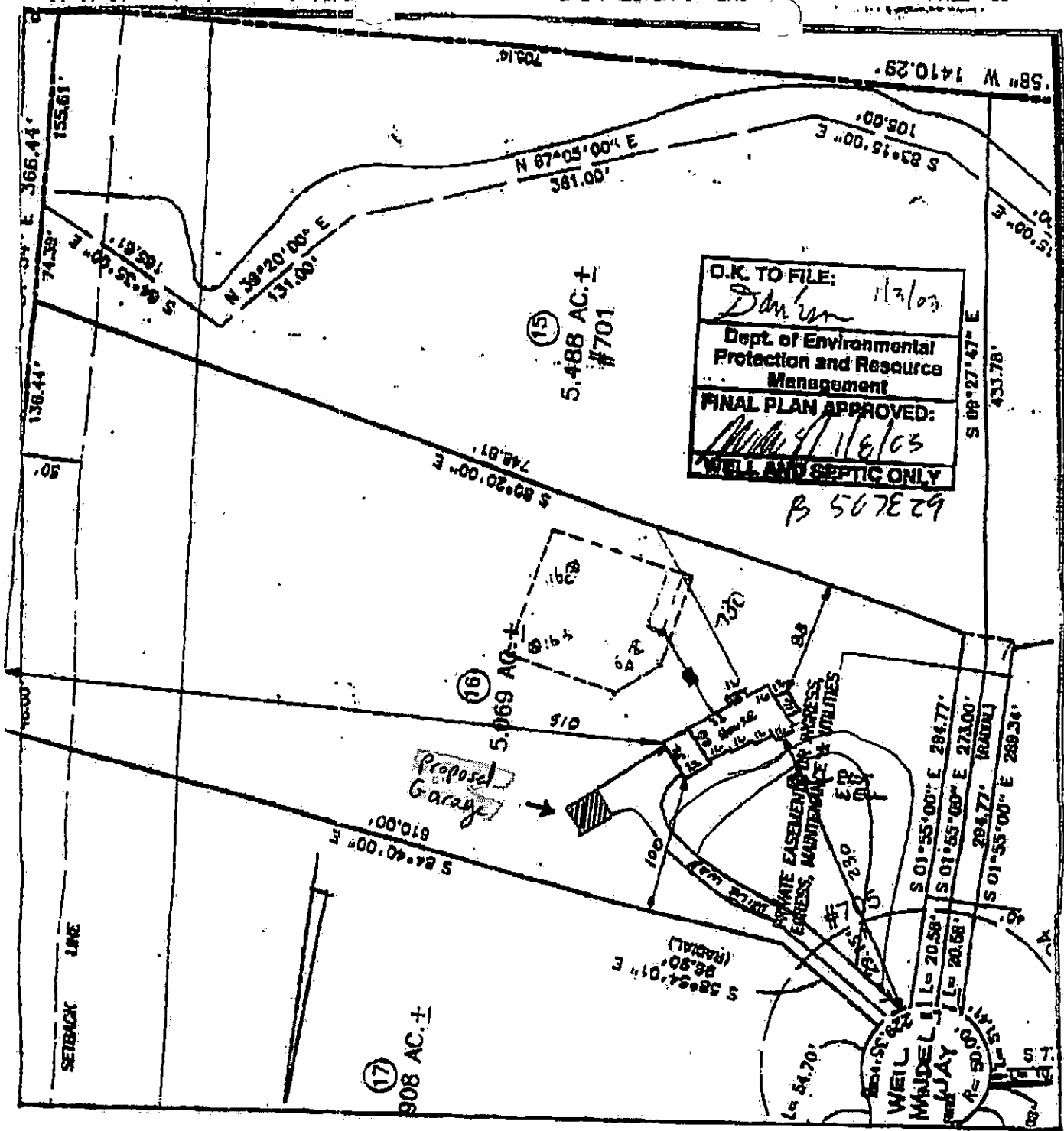
View from WEIL MANDEL
when entering my house



Proposed
Garage
Location



Proposed
Garage
Location
(facing
the location)



LOT 16
 SHALWAN AT HUNT VALLEY
 JOB-SNYDER 12-31-02

EIGHTH ELECTION DISTRICT
 SCALE: 1"=100'

PLAT 61/73

BALTIMORE CO. MD.
 MARCH 1, 1993

House Survey

Google Maps

Sattelite View



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

Home 705 Weil Mandel Way, Cockeysville, MD EDIT

Work 201 E University Pkwy, Baltimore, MD EDIT

Home
705 Weil Mandel Way, Cockeysville, MD 21030

Work
201 E University Pkwy, Baltimore, MD 21218

Light traffic in this area
Typical conditions >

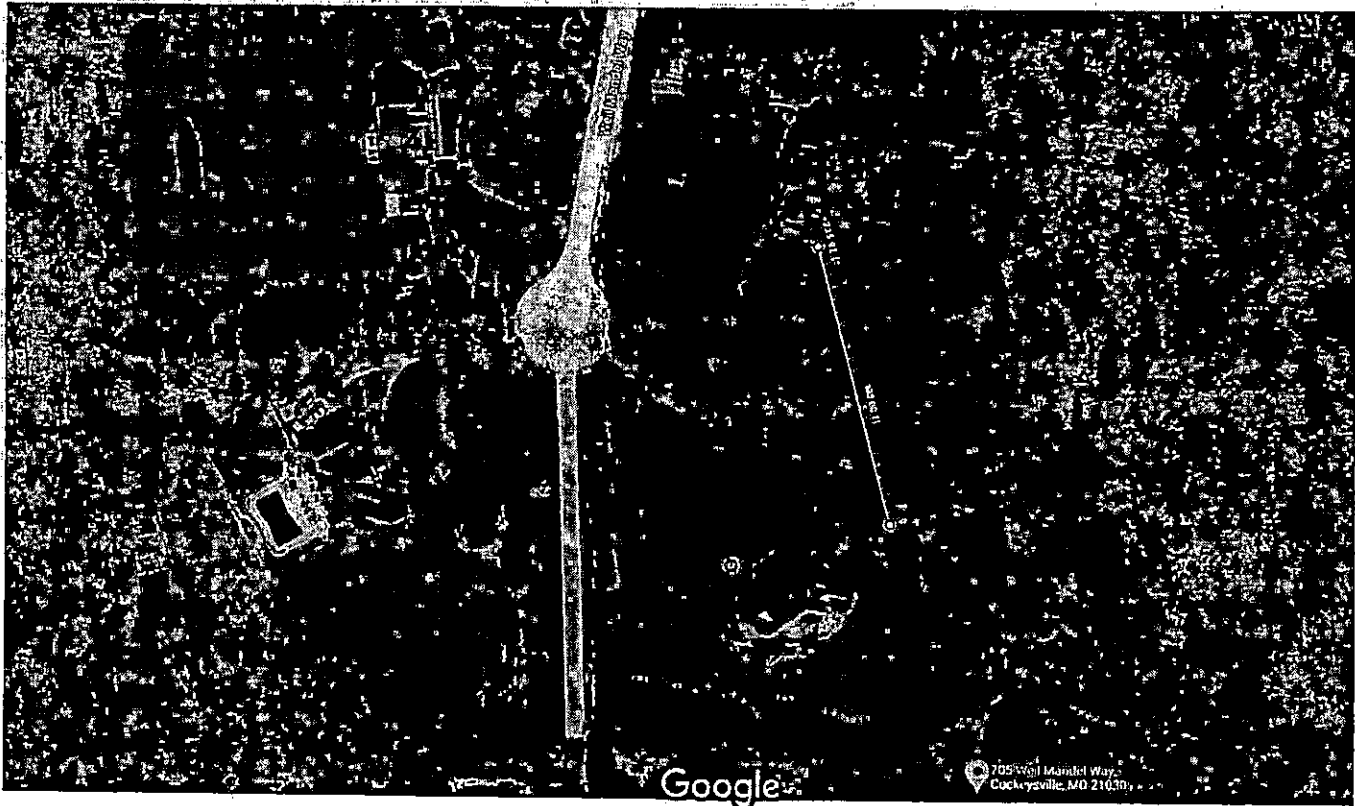
Search this area 52°

Proposed Garage
location



view from garage proposed location
facing 709 weil Mandel way

Google Maps 705 Weil Mandel Way



Imagery ©2021 Maxar Technologies, Map data ©2021 50 ft



Distance over 235 feet
from proposed garage
location to 709 Weil
Mandel and completely
wooded

Home

705 Weil Mandel Way
Cockeysville, MD 21030



Directions



Save



Nearby

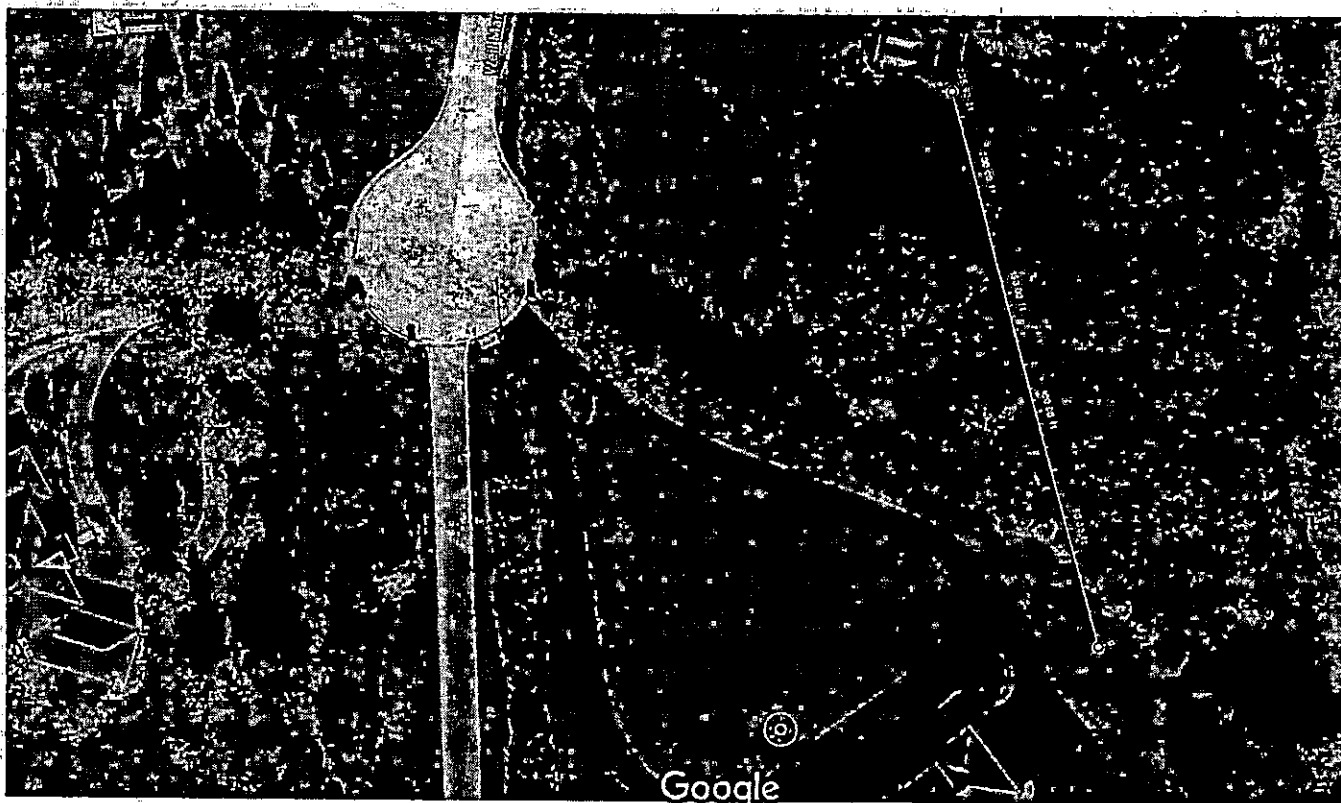
Send to your
phone

Share



You visited today

Google Maps 705 Weil Mandel Way



Map data ©2021, Map data ©2021 20 ft



Home

705 Weil Mandel Way
Cockeysville, MD 21030



Directions



Save



Nearby

Send to your
phone

Share



You visited today

<https://www.google.com/maps/place/705+Weil+Mandel+Way,+Cockeysville,+MD+21030/@39.4898303,-76.6692518,99m/data=!3m1!1e3!4m5!3m4!1s...> 1/2

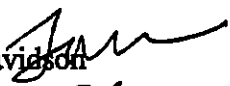
January 8, 2021

Re: Zoning variance # 2020-0301-A

~~To whom it may concern:~~

The Shawan at Hunt Valley Architectural Committee (Tom Davidson, Marc Dorman, and Mary Jane Schroeder) discussed the Baltimore County variance (case # 2020-0301-A) to build a detached two car garage by Eskandar Yazaji, owner of 705 Weil Mandel Way. After reviewing the information and discussing the details, the Committee representing the homeowner association (HOA) has no objection to the variance request and the proposed garage.

Regards,

Tom Davidson 

Marc Dorman 

Mary Jane Schroeder 

Case No.: 2020-301A Eskandar Yazaji

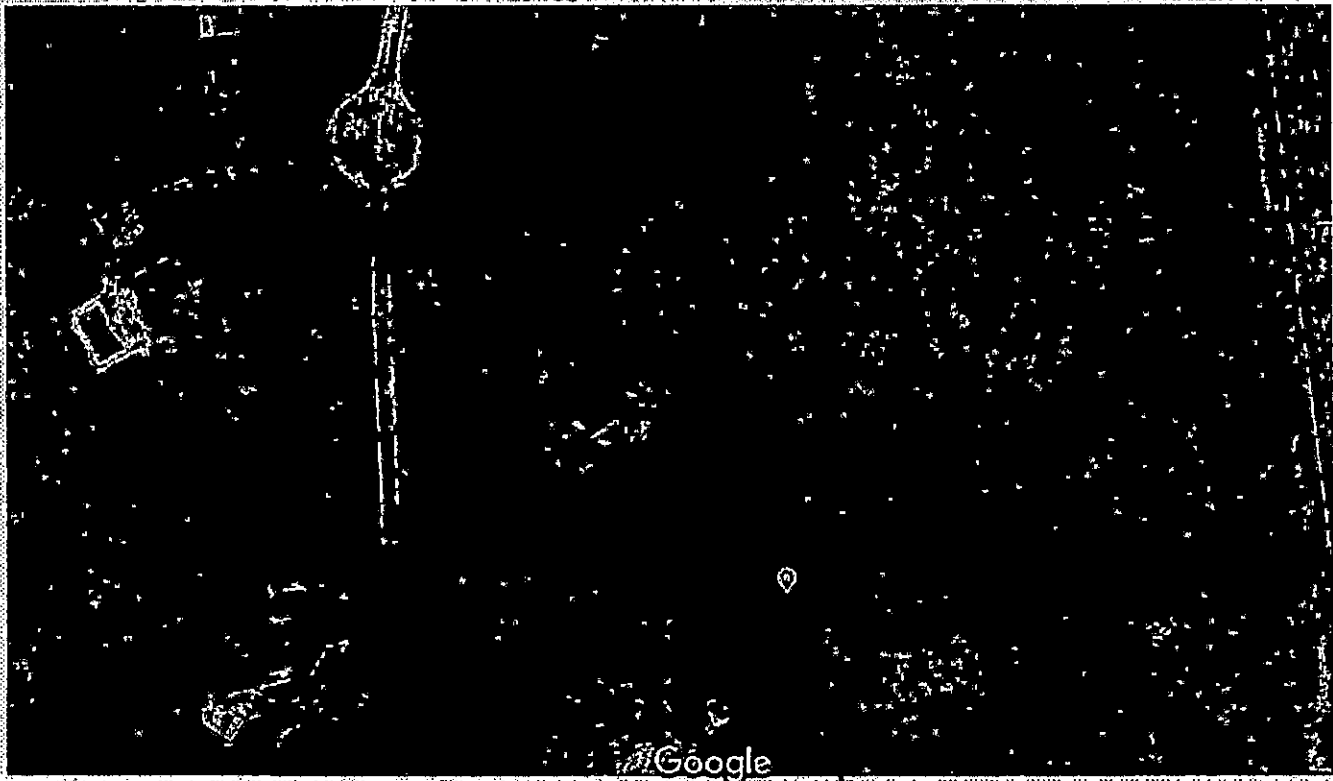
Exhibit Sheet

Petitioner/~~Developer~~

Protestants

No. 1	Google Photos House and Property	
No. 2	Photos of view from garage to neighbor and measurements	
No. 3	Shawan at Hunt Valley Arch Comm. 1/8/21	
No. 4	SHA letter 1/4/21	
No. 5		
No. 6		
No. 7		3/26/21 DNL.
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Google Maps



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft



Home 705 Weil Mandel Way, Cockeysville, MD

EDIT



Work 201 E University Pkwy, Baltimore, MD

EDIT



Home
705 Weil Mandel Way, Cockeysville, MD 21030



Work
201 E University Pkwy, Baltimore, MD 21218



Light traffic in this area
Typical conditions



Search this area

52°

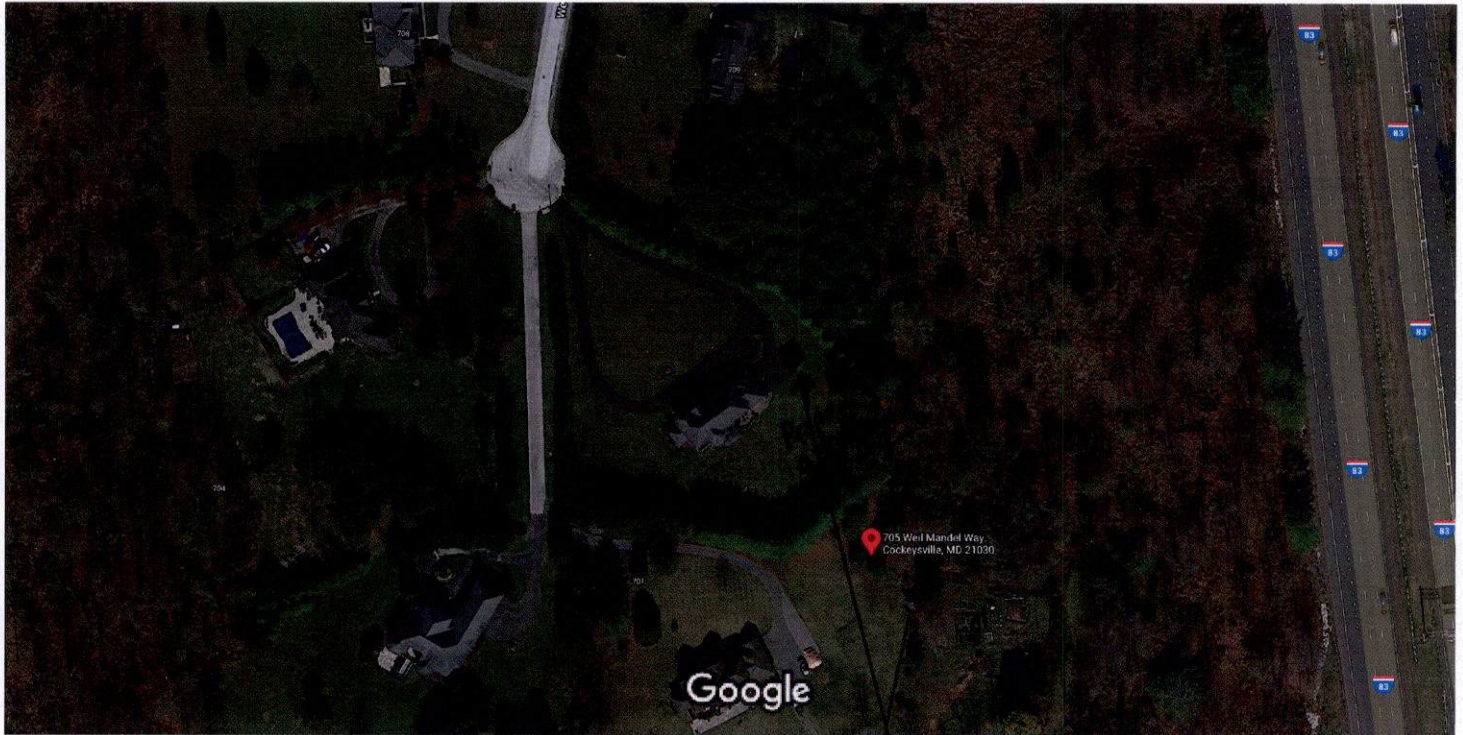


Pet 1

Google Maps

705 Weil Mandel Way

Satellite View



Imagery ©2020 Maxar Technologies, Map data ©2020

50 ft

Proposed Garage
location

Home

705 Weil Mandel Way
Cockeysville, MD 21030

Directions



Save



Nearby

Send to your
phone

Share



You visited today



F8QJ+HM Cockeysville, Maryland

2020-0301-A



View from WEIL MANDEL
when entering my house

2020-0301-A

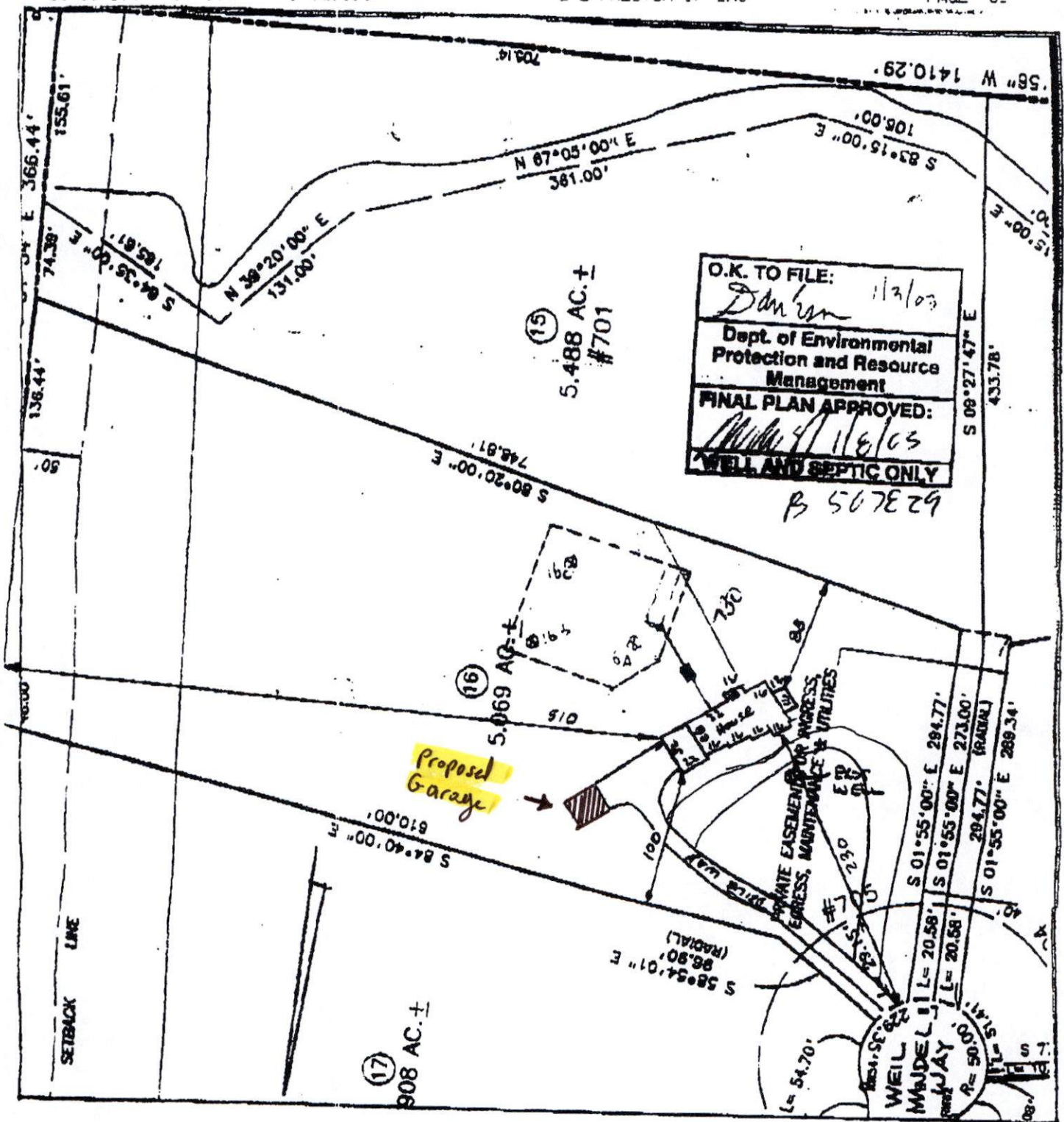


Proposed
Garage
Location

2020-0301-A



Proposed
Garage
Location
(facing
the location)



LOT 16
 SHAWAN AT HUNT VALLEY
 JOB-SNYDER 12-31-02

EIGHTH ELECTION DISTRICT
 SCALE: 1"=100'

PLAT 61/73

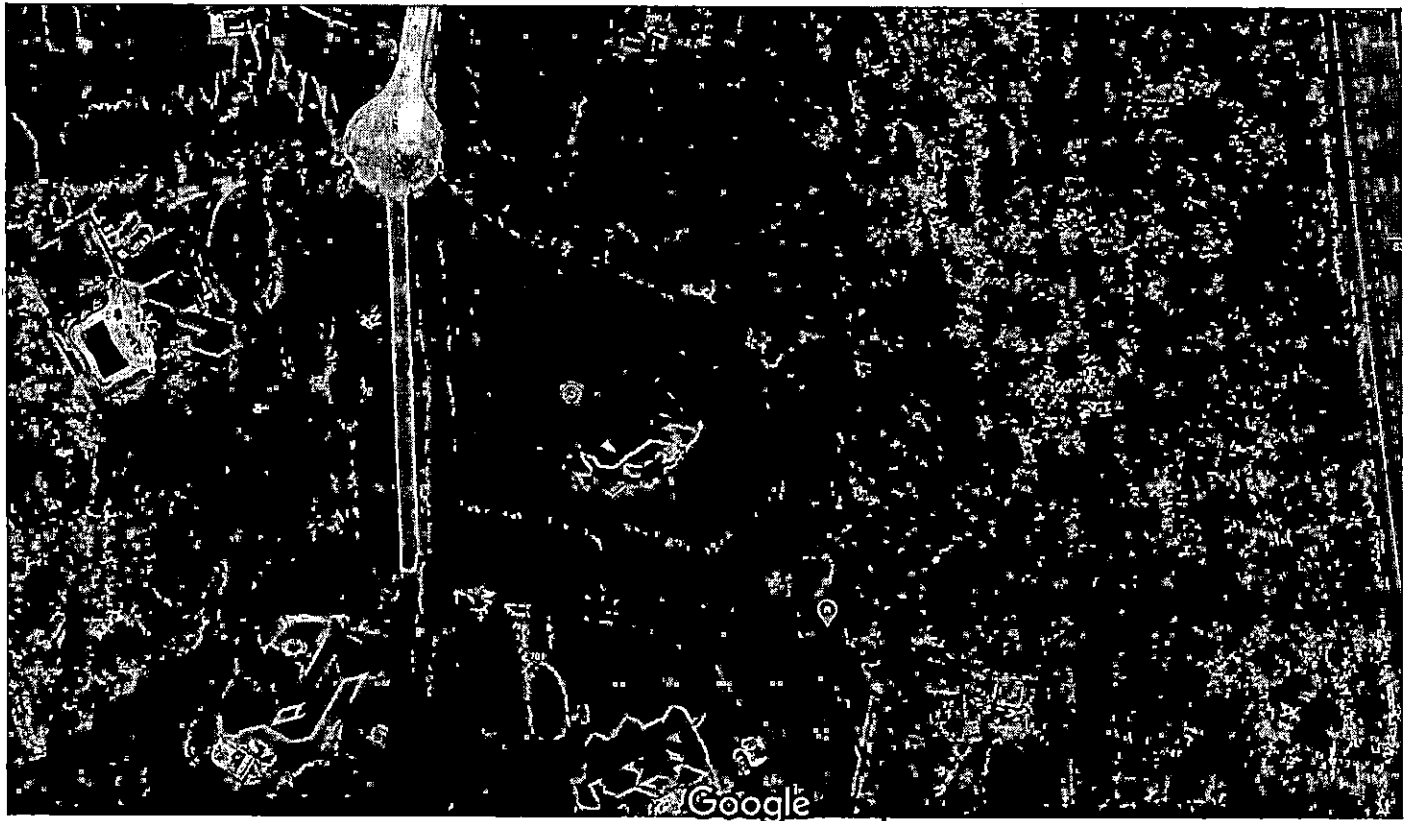
BALTIMORE CO. MD.
 MARCH 1, 1993

House Survey

2020-0301-A

Google Maps

Satellite View



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

 Home 705 Weil Mandel Way, Cockeysville, MD EDIT Work 201 E University Pkwy, Baltimore, MD EDIT Home
705 Weil Mandel Way, Cockeysville, MD 21030 Work
201 E University Pkwy, Baltimore, MD 21218 Light traffic in this area
Typical conditions >

Search this area

52° Proposed Garage
location



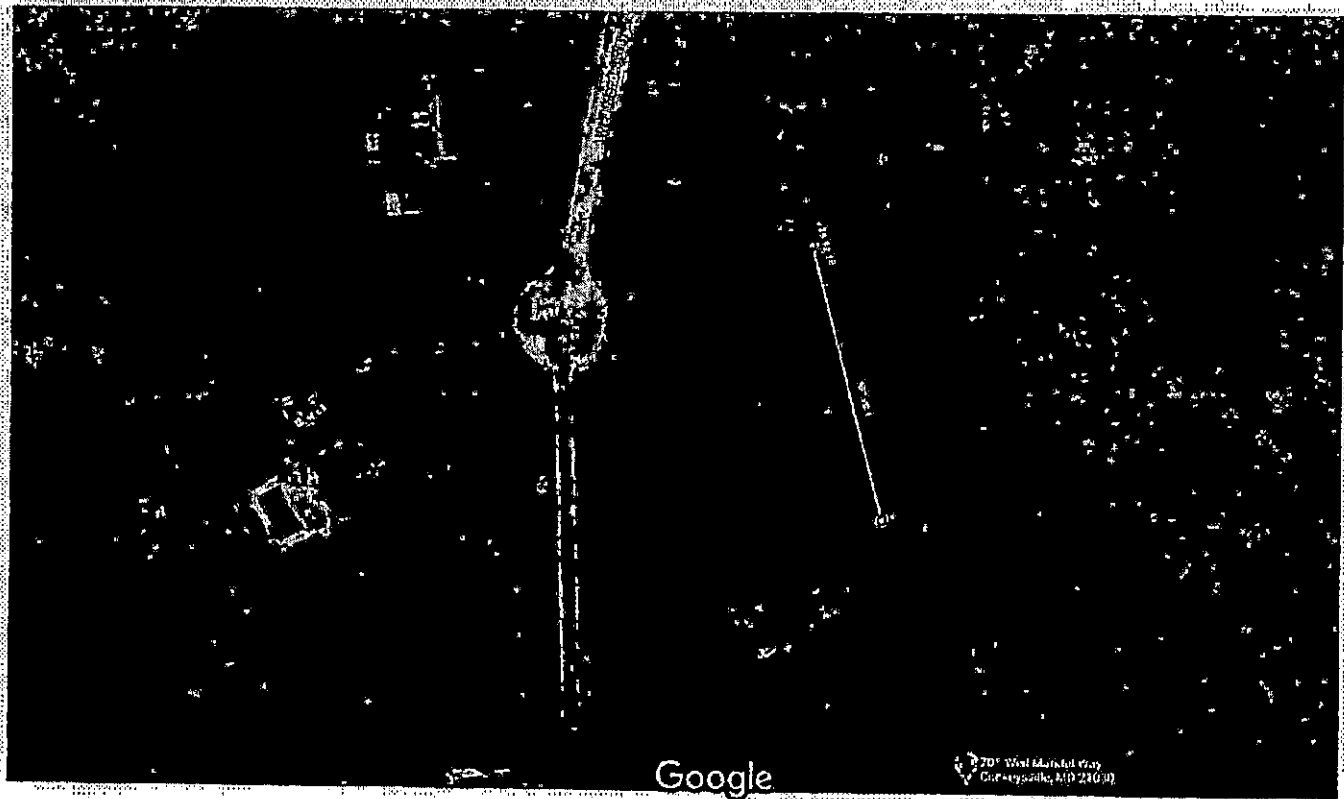
View from garage proposed location
facing 709 Weil Mandel Way

Pet 2

2/7/2021

705 Weil Mandel Way - Google Maps

Google Maps 705 Weil Mandel Way



Imagery ©2021 Maxar Technologies, Map data ©2021 50 ft



Distance over 235 feet
from proposed garage
location to 709 Weil
Mandel and completely
wooded

Home

705 Weil Mandel Way
Cockeysville, MD 21030



Directions



Save



Nearby



Send to your
phone



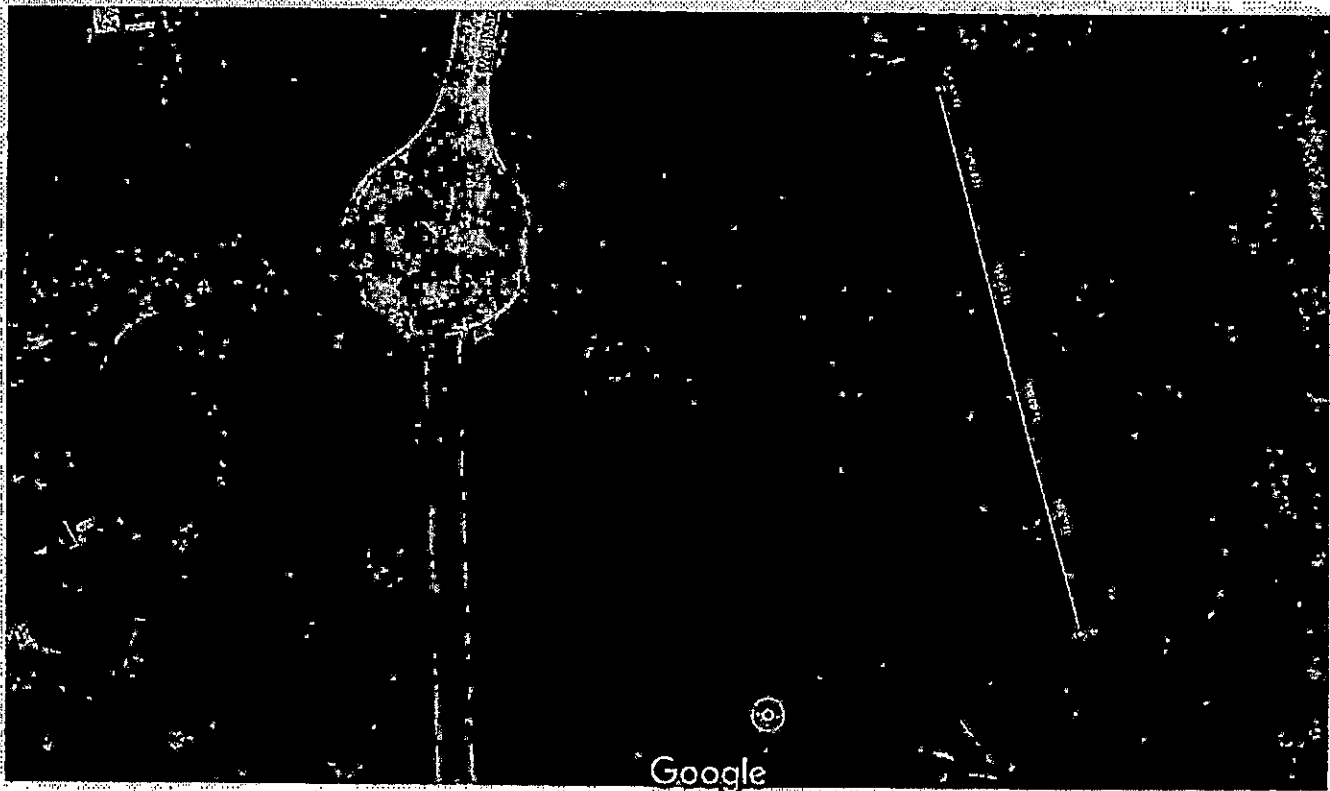
Share



You visited today

<https://www.google.com/maps/place/705+Weil+Mandel+Way,+Cockeysville,+MD+21030/@39.4898303,-76.6692518,197m/data=!3m1!1e3!4m5!3m4!1...> 1/2

Google Maps 705 Well Mandel Way



Map data ©2021, Map data ©2021 20 ft



Home

705 Well Mandel Way
Cockeysville, MD 21030



Directions



Save



Nearby



Send to your
phone



Share



You visited today

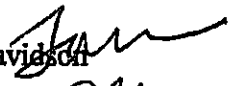
January 8, 2021

Re: Zoning variance # 2020-0301-A

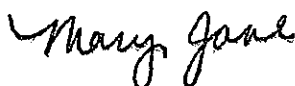
~~To whom it may concern:~~

The Shawan at Hunt Valley Architectural Committee (Tom Davidson, Marc Dorman, and Mary Jane Schroeder) discussed the Baltimore County variance (case # 2020-0301-A) to build a detached two car garage by Eskandar Yazaji, owner of 705 Weil Mandel Way. After reviewing the information and discussing the details, the Committee representing the homeowner association (HOA) has no objection to the variance request and the proposed garage.

Regards,

Tom Davidson 

Marc Dorman 

Mary Jane Schroeder 

Pet 3

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

January 4, 2021

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

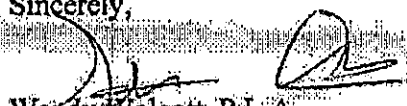
Dear Ms. Lewis:

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. 2020-0301-A.

Eskandar Yazaji
705 Weil Mandel Way

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 saury@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

Pety

MLIM

183

183

183

183

2200001363

715

Lot # 18

2200001370

WEIL MANDEL WAY

Lot # 12 2200001364

709

Lot # 17

2200001369

PAI # 080531

PAI # 080531

042A3

PAI # 080531

Pt. Bk./Folio # 061073

NW 18-C

PAI # 080531

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

705

Lot # 16

2200001368

3 CD

8 ED RC 4

2200001365

Lot # 13

DRIVEWAY DRIVEWAY

2200001366

Lot # 14

Lot # 15

Pt. Bk. 0000061, Folio 0073

2200001367

701

R-1973-0207

Pt. Bk./Folio # 054072

Lot # 6

2000007416

PAI # 080424

Pt. Bk. 0000054, Folio 0072

PAI # 080424

PAI # 080424

PAI # 080424

Pt. Bk. 0000055, Folio 0125

2000011885

Lot # 5

Pt. Bk./Folio # 055125

Lot # 7

2100008234

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 08 Account Number - 2200001368			
Owner Information					
Owner Name:		YAZAJI ESKANDAR		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		705 WEIL MANDEL WAY COCKEYSVILLE MD 21030-1324		Deed Reference:	/37838/ 00336
Location & Structure Information					
Premises Address:		705 WEIL MANDEL WAY COCKEYSVILLE 21030-1324		Legal Description:	5.069 AC 705 WEIL MANDEL WAY SHAWAN AT HUNT VALLEY
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0042	0014	0030	8080165.04	0000	
					Block:
					16
					Lot:
					2020
Assessment Year:				Plat No:	2
				Plat Ref:	0061/ 0073
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2003		4,548 SF		5.0600 AC	
Property Land Area		County Use			
5.0600 AC		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	BRICK/	6	3 full/ 1 half
Garage		Last Notice of Major Improvements			
1 Attached					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2020		07/01/2020	
				As of	
				07/01/2021	
Land:	350,700	350,700			
Improvements	527,400	537,300			
Total:	878,100	888,000		881,400	884,700
Preferential Land:	0	0			
Transfer Information					
Seller: SNYDER HOWARD G		Date: 08/05/2016		Price: \$900,000	
Type: ARMS LENGTH IMPROVED		Deed1: /37838/ 00336		Deed2:	
Seller: CADDIE HOMES 13 INC		Date: 03/28/2003		Price: \$289,900	
Type: ARMS LENGTH VACANT		Deed1: /17750/ 00001		Deed2:	
Seller: CADDIE HOMES 13 INC		Date: 07/29/1993		Price: \$1	
Type: NON-ARMS LENGTH OTHER		Deed1: /09919/ 00735		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 05/18/2018					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

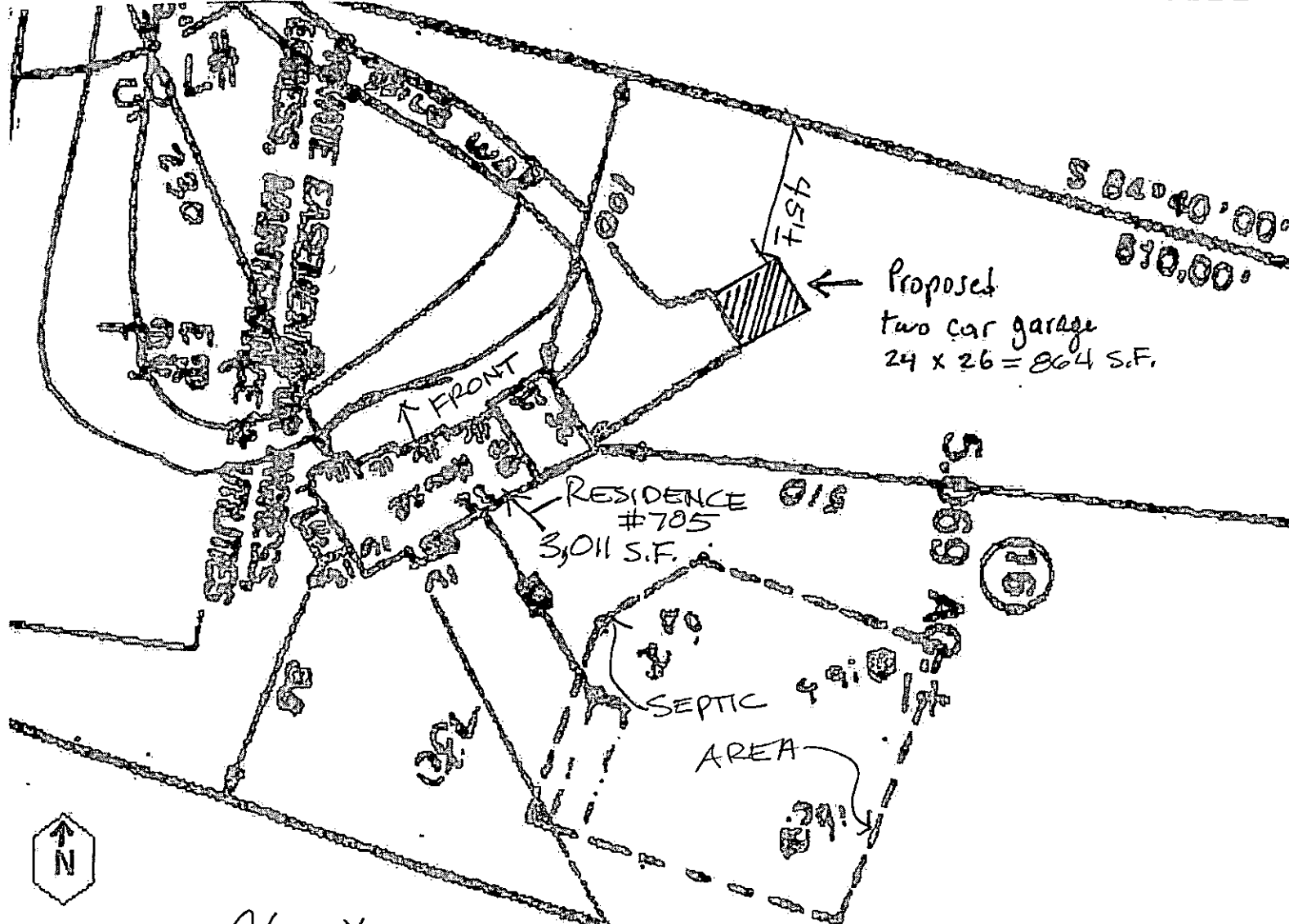
2020-0301-A

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

ADDRESS 705 WEIL MANDEL WAY OWNER(S) NAME(S) ESKANDAR YAZAJI

SUBDIVISION NAME Shawan at Hunt Valley LOT # 16 BLOCK # _____ SECTION # _____

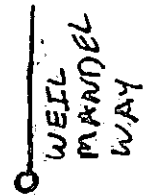
PLAT BOOK # 61 FOLIO # 73 10-DIGIT TAX # 22 0000 1368 DEED REF. # 37 838/00336



PLAN DRAWN BY Alex Yazaji

DATE 12/12/20 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 042-A3

SITE ZONED RC-4

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 5.06

OR SQUARE FEET _____

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0301-A

§ 400.1. - Location; lot coverage.

Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40 percent thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50 percent of such third. In no case shall they be located less than 2½ feet from any side or rear lot lines, except that two private garages may be built with a common party wall straddling a side interior property line if all other requirements are met. The limitations imposed by this section shall not apply to a structure which is attached to the principal building by a covered passageway or which has one wall or part of one wall in common with it. Such structure shall be considered part of the principal building and shall be subject to the yard requirements for such a building.