



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

April 24, 2023

David Yashapour and Ayala Hakkakian – ayalahak1@gmail.com
6806 Cherokee Drive
Baltimore,, MD 21209

RE: Petition for Administrative Variance
Case No. 2023-0060-A
Property: 6806 Cherokee Drive

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in cursive script that reads "Maureen E. Murphy".

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Joseph Haken – sjhaken@yahoo.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6806 Cherokee Drive)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Davis Yasharpour & Ayala Hakkakian	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0060-A
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Davis Yasharpour and Ayala Hakkakian (“Petitioners”) for the property located at 6806 Cherokee Drive, Baltimore, Maryland (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), § 1B02.3.B (“A” Residence Zone, 1954): To permit a 5 ft. side yard setback in lieu of 7 ft. for a one-story addition, and, if necessary, amend Zoning Case No. 2015-0052-A. The Property is more fully depicted on the site plan which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2B). There were no adverse ZAC comments contained in the case file from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on April 2, 2023 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by §32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of §307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted.

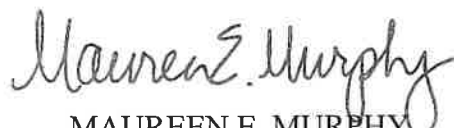
Petitioners received Variance relief in Case No.: 2015-0052-A of 3 ft. in lieu of the required 7 ft. side yard setback. In this Case, Petitioners are requesting 5 ft. in lieu of the required 7 ft. Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 24th day of **April, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), § 1B02.3.B ("A" Residence Zone, 1954): To permit a 5 ft. side yard setback in lieu of 7 ft. for a one-story addition, be and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

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

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

IN RE: PETITION FOR ADMIN. VARIANCE *
(6806 Cherokee Drive)
3rd Election District *
2nd Council District *
Tatyana Khazanova *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0052-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owner of the property, Tatyana Khazanova. The Petitioner is requesting Variance relief from § 1B02.3.C.1 (1954 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage addition onto the side of the dwelling with a side yard setback of 3 ft. in lieu of the required 7 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 20, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING

Date 10-10-14

Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 1B02.3.C.1 (1954 Regulations) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an attached garage addition onto the side of the dwelling with a side yard setback of 3 ft. in lieu of the required 7 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

Date 10-10-14

By BW

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-10-14

By low

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0060 -A Address 6806 Cherokee Drive

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/21/2023 Posting Date: 4/2/2023 Closing Date: 4/17/2023

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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: - -A Address 6806 Cherokee Drive

Petitioner's Name: David Yasharpour Telephone (Cell) 410-961-6742
Ayala Hakkakian

Posting Date: 4/2/2023 Closing Date: 4/17/2023

Wording for Sign: To Permit a 5-foot side yard setback in lieu
of the required 7 feet for a 1-story addition, and if
necessary, amend Zoning Case No. 2015-0052-A

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2023-0060-A
Property Address: 6806 Cherokee Drive
Pikesville, MD 21208
Legal Owners (Petitioners): David Yasharpour & Ayala Hakkakian
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Joseph Haken
Address: 9 Irving Place #1
Pikesville, MD 21208
Telephone Number: 410-736-8474

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.



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 6806 CHEROKEE DR. BALT. MD 21209 Currently Zoned DR 5.5.1
Deed Reference 42978 , 100390 10 Digit Tax Account # 0319087940
Owner(s) Printed Name(s) DAVID YASHARPOUR & AYALA HAKKAKIAN

(SELECT THE HEARING(S) BY MARKING ☒ 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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1302.3.B. ("A" Residence Zone, 1954)
to permit a 5-foot side yard setback in lieu of 7 feet for a
1-story addition, and if necessary, a minor Zoning Case No. 2015-0052-A.

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 zoning regulations of Baltimore County, to the zoning 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):

DAVID YASHARPOUR , AYALA HAKKAKIAN
Name #1 – Type or Print Name #2 – Type or Print
David Yasharpour , Ayala Hakkakian
Signature #1 Signature #2
6806 CHEROKEE DR. BALTIMORE MD
Mailing Address City State
21209 , 410 961-0742 , AyalaHakk1@gmail.com
Zip Code Telephone #'s (Cell and Home) Email Address

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

JOSEPH HAKEN
Name - Type or Print
J. S. H.
Signature
9 IRVING PL. #1 Pikesville MD
Mailing Address City State
21208 , 410-736-8474 , SJhaken@yahoo.com
Zip Code Telephone # Email Address

Representative to be Contacted:

JOSEPH HAKEN
Name - Type or Print
J. S. H.
Signature
9 IRVING PL. #1 Pikesville MD
Mailing Address City State
21208 , 410-736-8474 , SJhaken@yahoo.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0066-A Filing Date 3/21/2023 Estimated Posting Date 4/2/23 Reviewer MTA

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 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.

JOHN A. OLSZEWSKI
County Executive
C. PETT GUTWALD, ALOR, Director
Department of Permits,
Approvals & Inspections

Address: 6806 Cherokee Dr. 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)

There are several reasons why we are hard-pressed to extend the living space in our house. When we first moved into our home, were a relatively small family of four people (two adults and two children) and fit quite snugly. But over the course of the past few years we have already increased the number of occupants to six (additional two children) with another expected in the coming few months. The fairly small size of our home poses a challenge for us. We are in need of more bedrooms for the kids and bathrooms and showers for all the occupants. We need more space indoors for the kids to play and in desperate need of a mudroom to keep a constant decorum in the house. We are also a fully Orthodox Jewish family and are in need of a large enough kitchen to accommodate separate areas for meat products and separate areas for dairy. This includes drawers/cabinets for dishes/silverware, separate sinks, separate dishwashers and an eating area off the kitchen. We are also in need of an office/study for I am studying for the rabbinic.

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

David Yasharpov
Signature of Owner (Affiant)

Ayala Yasharpov
Signature of Owner (Affiant)

David Yasharpov
Name - Print or Type

Ayala Yasharpov
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 18 day of JANUARY, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: David Yasharpov and Ayala Yasharpov

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

AS WITNESS my hand and Notaries Seal

ASHKAN ATTAR
Notary Public

ASHKAN ATTAR
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 28, 2025

May 28th 2025
My Commission Expires

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

Printed on recycled paper containing 30 percent post-consumer material

ZONING PROPERTY DESCRIPTION FOR

6808 CHEROKEE DRIVE, PIKESVILLE MD 21209

Beginning at a point on the Southwest of CHEROKEE DRIVE, which is ~~5025~~ 5025 feet wide at the distance of 512 feet south of the centerline of the nearest improved intersecting street – LIGHTFOOT DRIVE- which is ~~2550~~ 2550 feet.

Being Lot# 21, Block D, Section #II in subdivision of VALLEY STREAM, as recorded in Baltimore County Plat Book #20, Folio # 85, containing 7,490 square feet in lot. Located in Number 03 Election District and Number 2 of Council District.



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 10, 2014

Tatyana Khazanova
6806 Cherokee Drive
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 2015-0052-A
Property: 6806 Cherokee Drive

Dear Ms. Khazanova:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

2023-0060-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals
DATE: April 28, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
EFC for VKD

SUBJECT: Zoning Advisory Committee Meeting
For April 03, 2023
Item No. 2023-0059-A, 0060-A, 0061-A, 0062-SPHA & 0064-A

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

* * * * *

VKD: cen
cc: file

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: HOMEOWNERS TAX CREDIT

Account Identifier: District - 03 Account Number - 0319087940

Owner Information

Owner Name: YASHARPOUR DAVID Use: RESIDENTIAL
HAKKAKIAN AYALA Principal Residence: YES
Mailing Address: 6806 CHEROKEE DR Deed Reference: /42978/ 00390
BALTIMORE MD 21209-

Location & Structure Information

Premises Address: 6806 CHEROKEE DR Legal Description: 6806 CHEROKEE DR
BALTIMORE 21209-0000 VALLEY STREAM

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0006 0536 3050066.04 0000 2 D 21 2023 Plat Ref: 0020/ 0085

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1959 1,649 SF 7,490 SF 04

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
2 NO SPLIT LEVEL SIDING/4 2 full 1 Carport

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	80,900	80,900		
Improvements	201,800	240,100		
Total:	282,700	321,000	282,700	295,467
Preferential Land:	0	0		

Transfer Information

Seller: KHAZANOVA TATYANA Date: 06/15/2020 Price: \$367,500
Type: ARMS LENGTH IMPROVED Deed1: /42978/ 00390 Deed2:

Seller: SURELL HOWARD S Date: 05/28/1998 Price: \$103,500
Type: ARMS LENGTH IMPROVED Deed1: /12905/ 00155 Deed2:

Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: HOMEOWNERS TAX CREDIT

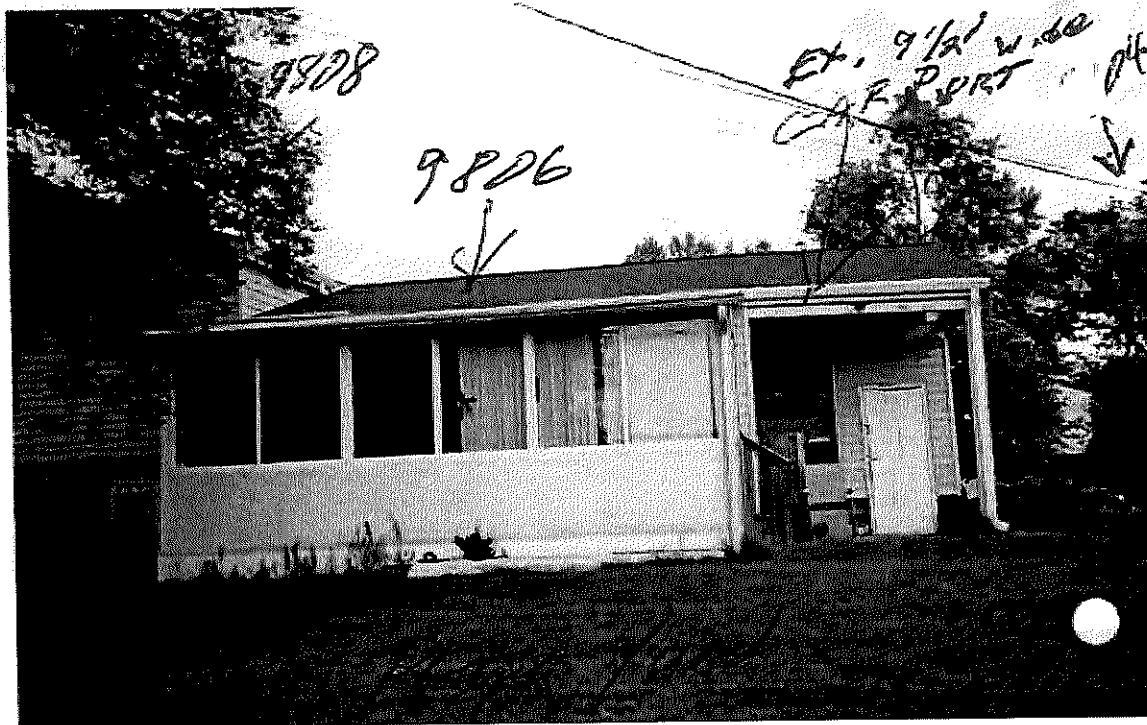
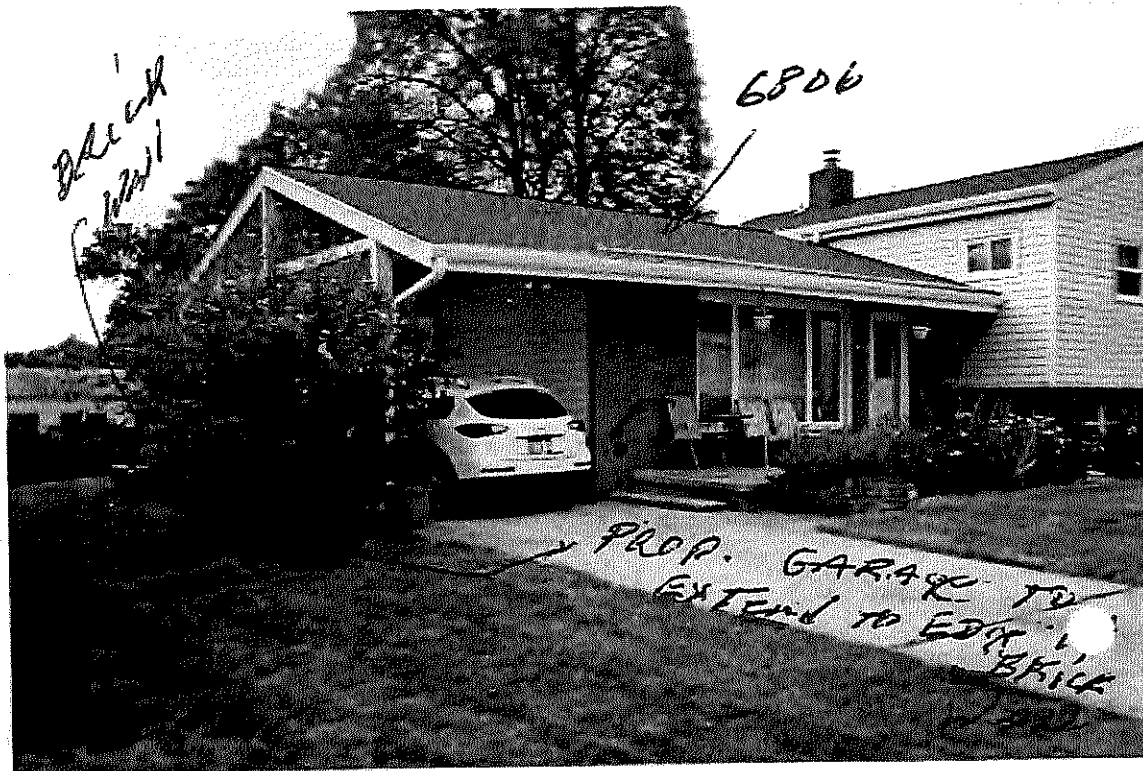
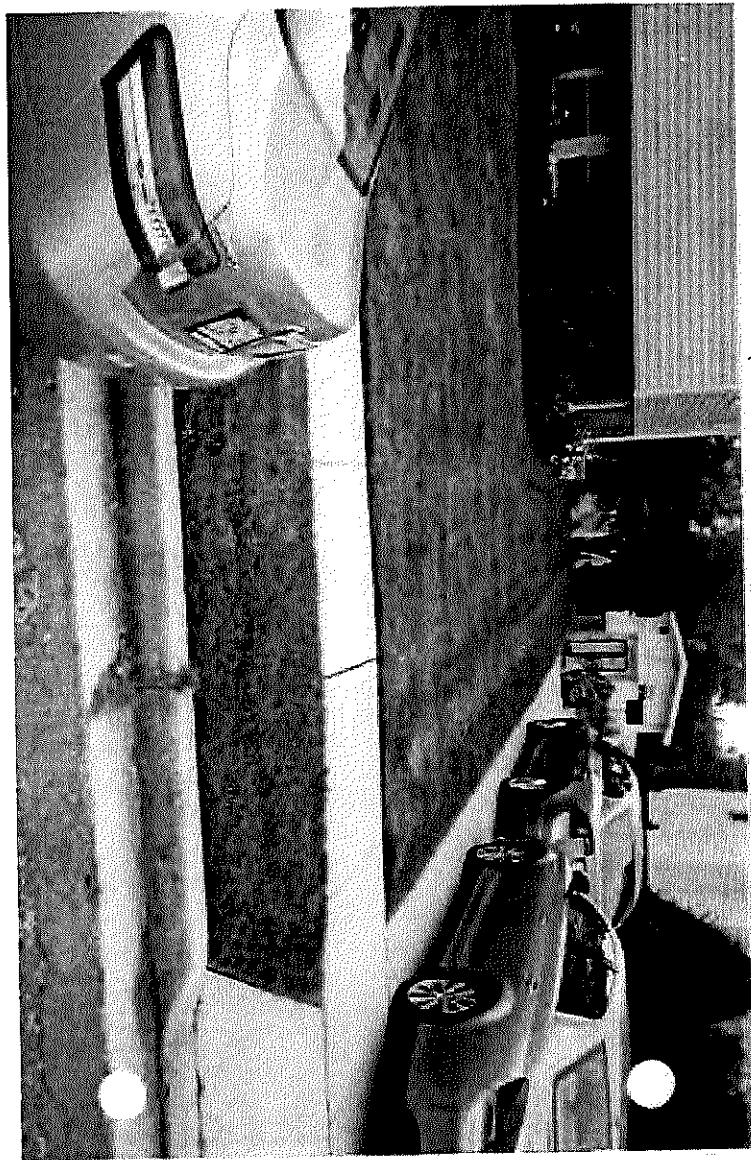
Homestead Application Information

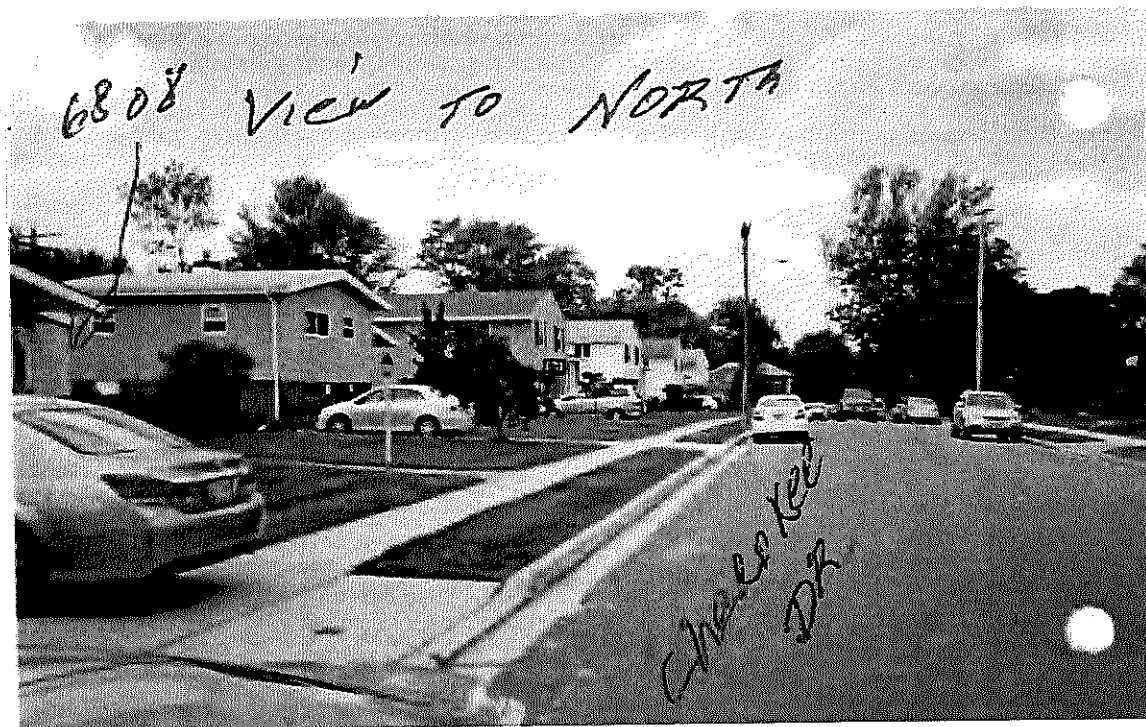
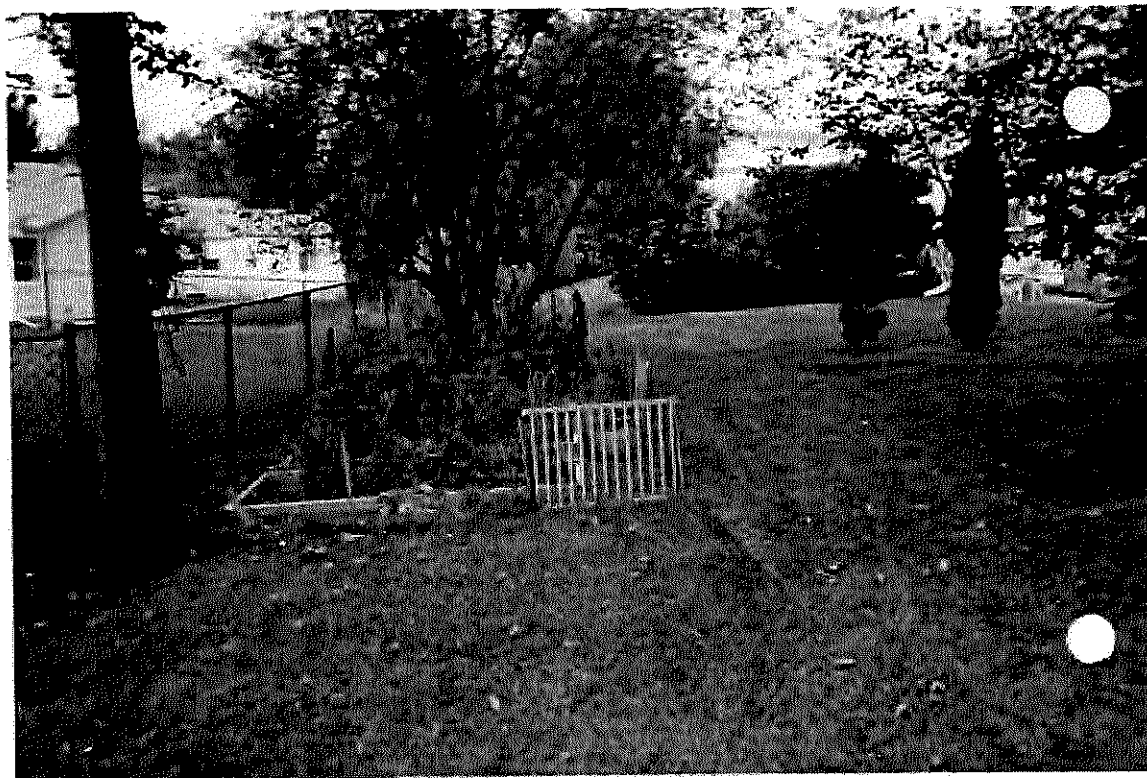
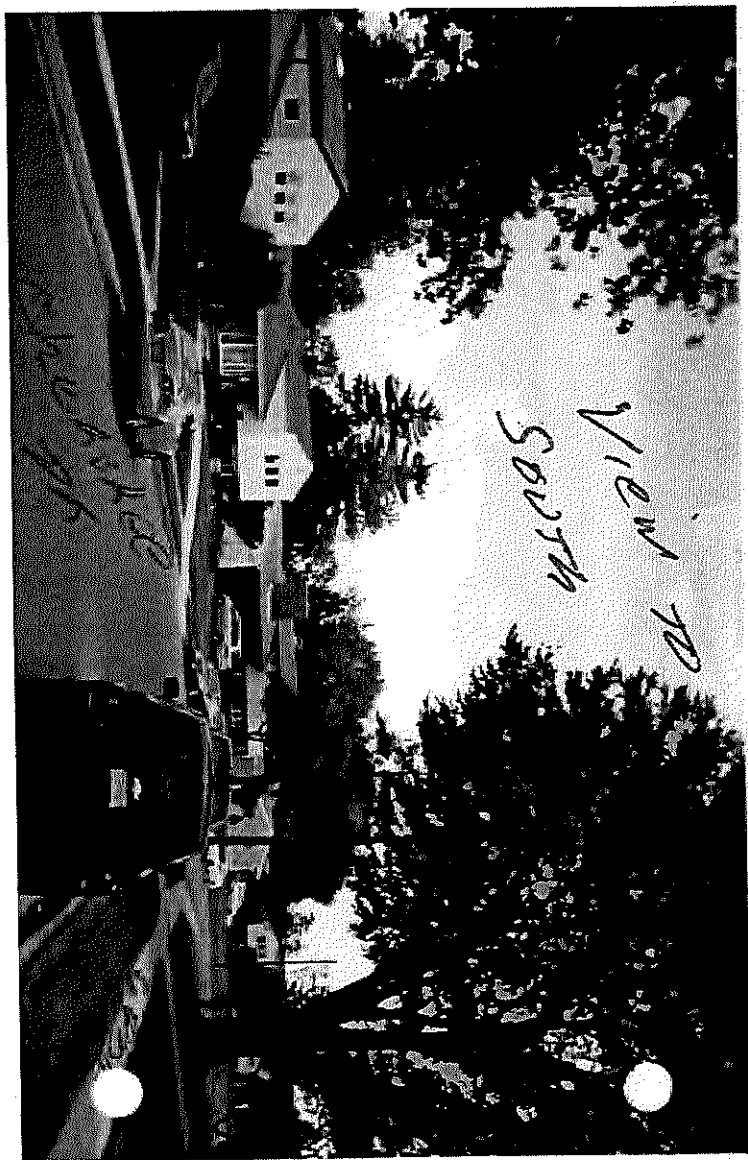
Homestead Application Status: Approved 10/16/2020

Homeowners' Tax Credit Application Information

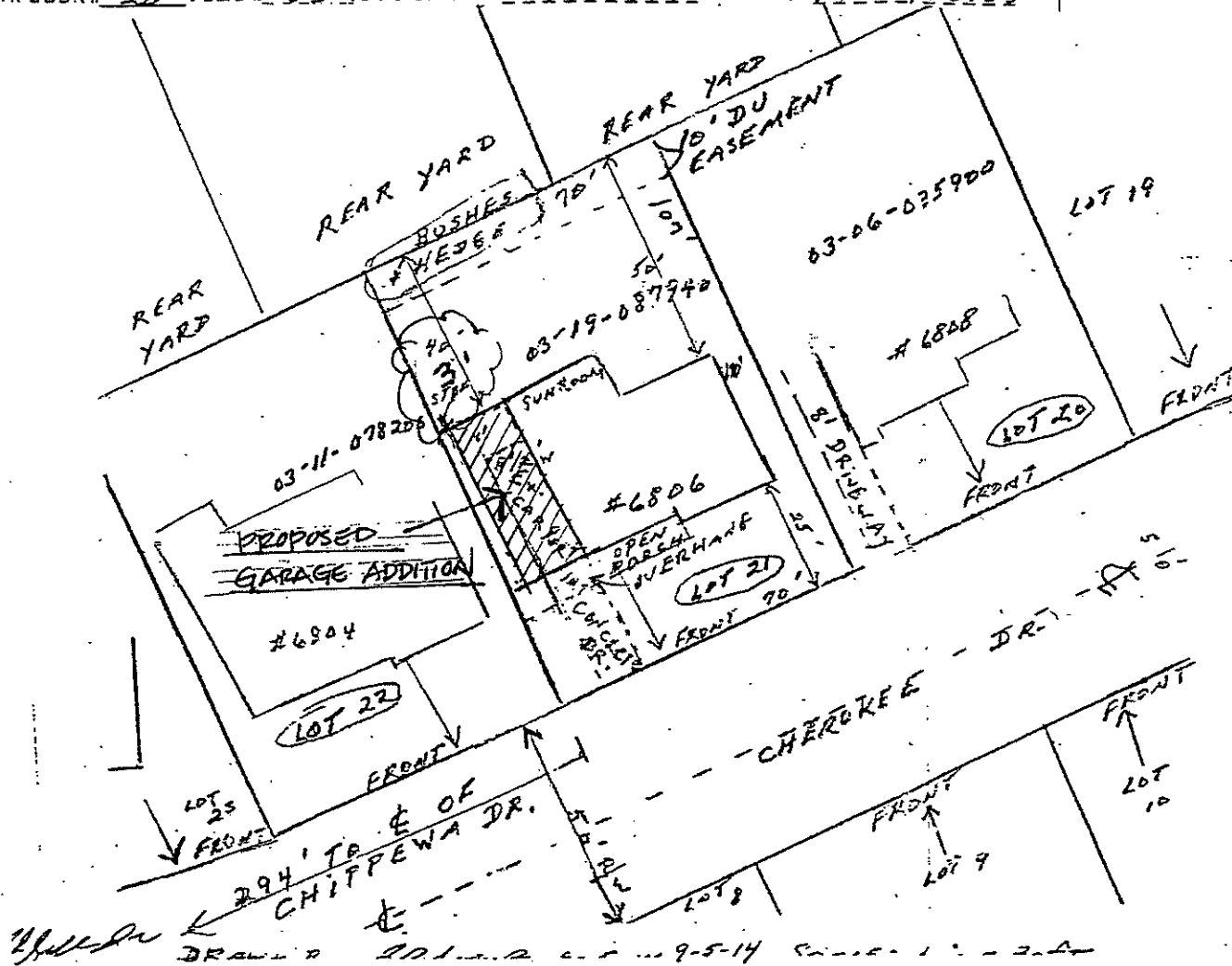
Homeowners' Tax Credit Application Status: No Application Date:

2023-0060-A





JOINING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 6806 CHEROKEE DR. OWNER(S) NAME(S) TATYANA KHAZANOVA
 DIVISION NAME VALLEY STREAM LOT # 21 BLOCK # D SECTION # 2
 AT BOOK # 20 FOLIO # 85 10 DIGIT TAX # 031908284 DEED REF. # 13205100155



GARAGE =

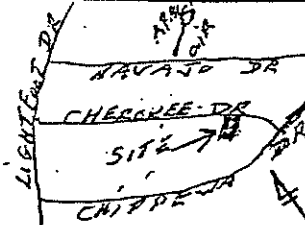
EXISTING
 CARPORT IS
 9' 1/2" WIDE X 22' L.

PROPOSED ATTACHED
 GARAGE = 4' WIDE
 & EXTEND TO BE
 EVEN WITH REAR
 SUNROOM WALL.
 NO CHANGE TO
 FRONT SETBACK
 HGT. = SAME AS
 SFD.

STRUCTURE
 BUILT IN 1959
 MAP 0078
 GRID 0061
 PARCEL 0036

SCALE: 1" = 3' FT.
 2015-0052-A

SITE VICINITY MAP

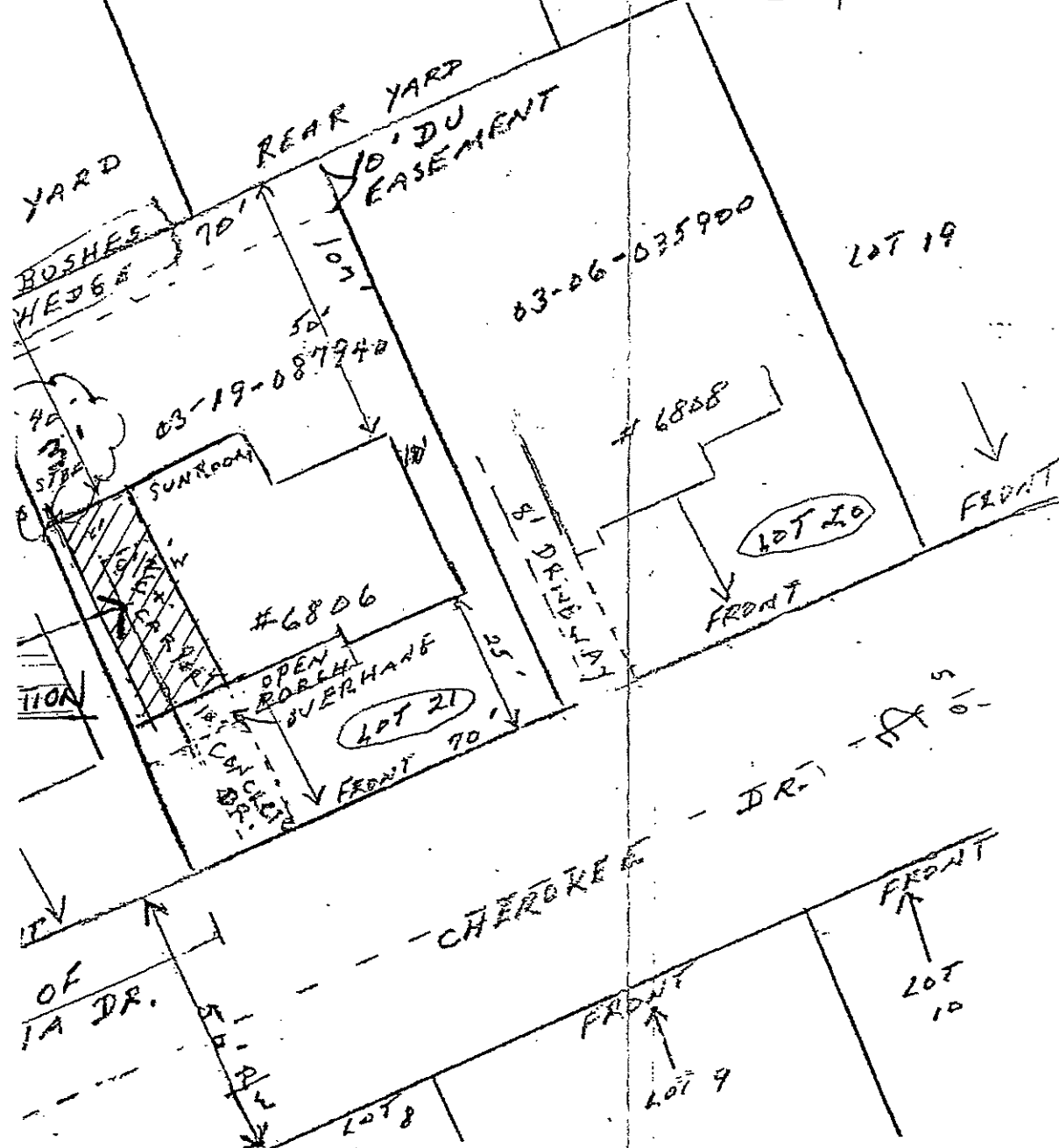


MAP IS NOT TO SCALE

ZONING MAP # 07861 (FKA 07861)
 SITE ZONED DR-5.5
 ELECTION DISTRICT 3RD
 COUNCIL DISTRICT 2ND
 LOT AREA ACREAGE 0.17
 OR SQUARE FEET 7490
 HISTORIC? N/A
 IN CBQA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? -
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

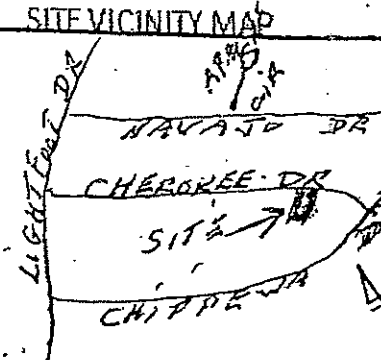
Pat. E. Co.
1
 VIOLATION CASE INFO: N/A

IGIT TAX # 0319087940 DEED REF. # 13905100155



STRUCTURE
BUILT IN 1959
MAP 0078
GRID 0086
PARCEL 0536

SCALE: 1 IN = 30 FT.

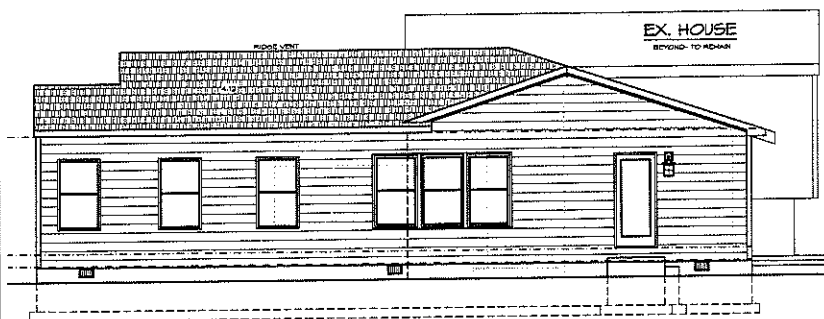


ZONING MAP# 07861 (FKA NWB)
 SITE ZONED DR-5.5
 ELECTION DISTRICT 3RD
 COUNCIL DISTRICT 2ND
 LOT AREA ACREAGE 0.17
 OR SQUARE FEET 7490
 HISTORIC? N/A
 IN CBQA? N/A
 IN FLOOD PLAIN? N/A
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? -
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

Det. EDR
1
VIOLATION CASE INFO:

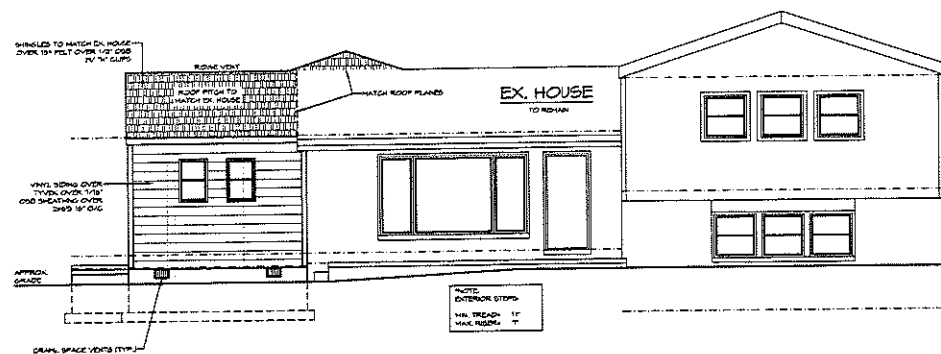
~~VIOLATION CASE INFO:~~

PROJECT ADDRESS:
1800 SHARPOUR DRIVE
BALTIMORE, MD 21204
BALTIMORE COUNTY, MD



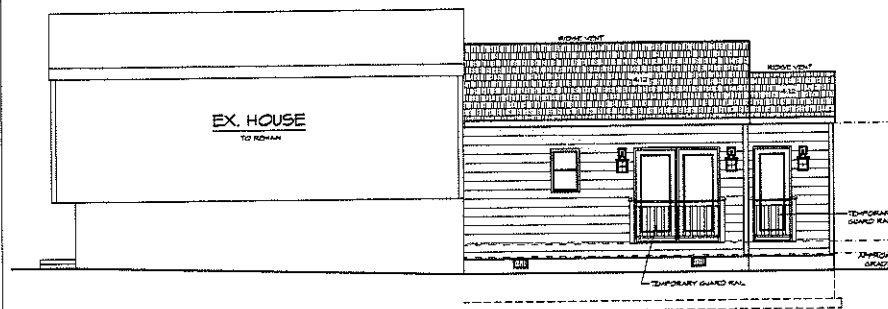
PROPOSED LEFT SIDE ELEVATION

SCALE 1/4\"/>



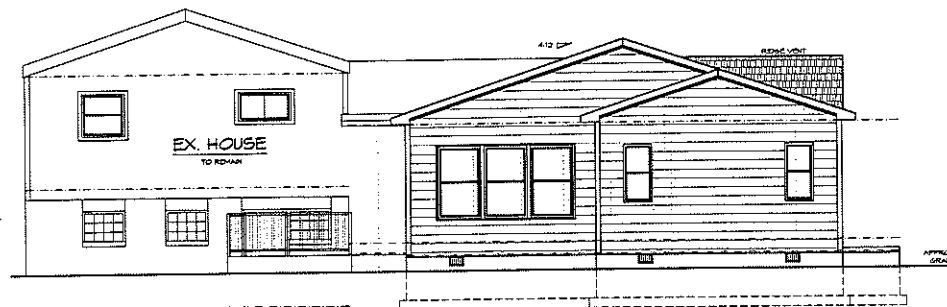
PROPOSED FRONT ELEVATION

SCALE 1/4\"/>



PARTIAL PROPOSED RIGHT SIDE ELEVATION

SCALE 1/4\"/>



PROPOSED REAR ELEVATION

SCALE 1/4\"/>

FILE NUMBER: YASHARPOUR-2023-0060-A

SCALE: 1/4\"/>

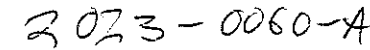
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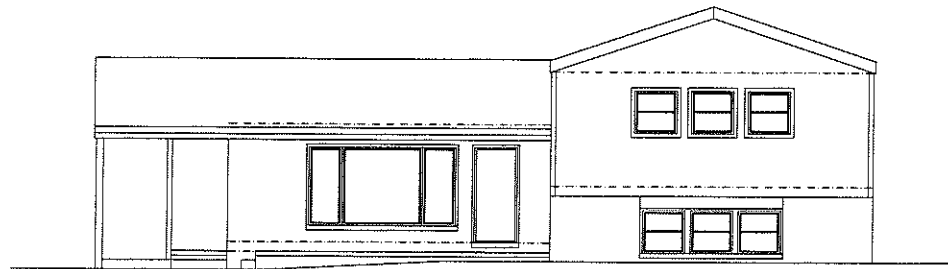
SHEET NO.: 2 OF 2

GBL CUSTOM HOME
DESIGN INC.
PO BOX 337 FREDERICK, MD 21704
PHONE: 410-332-8300

REMODELING & ADDITIONS TO
THE YASHARPOUR RESIDENCE

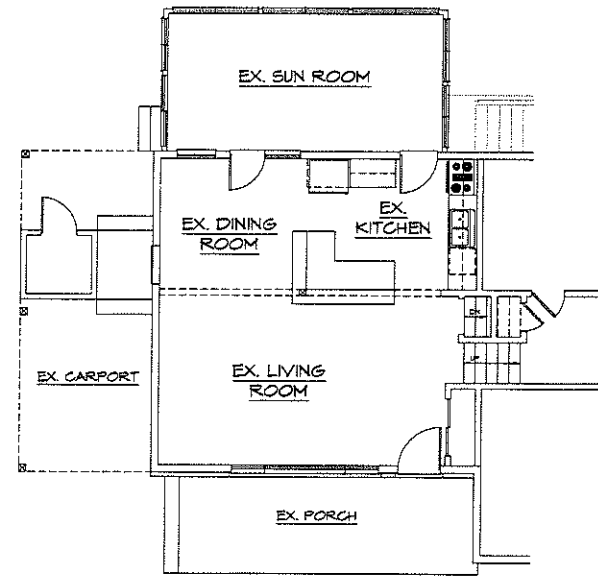
2023-0060-A





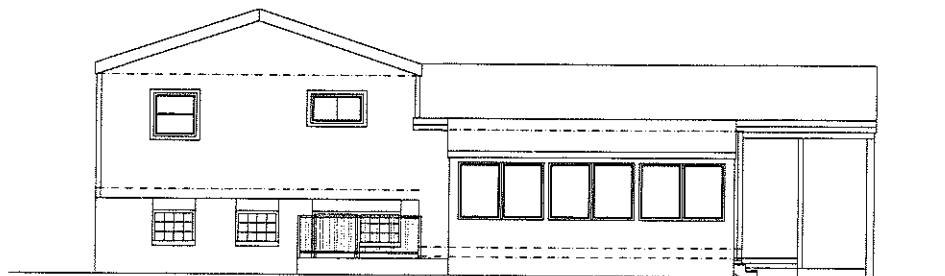
EXISTING FRONT ELEVATION

SCALE 1/4"=1'-0"



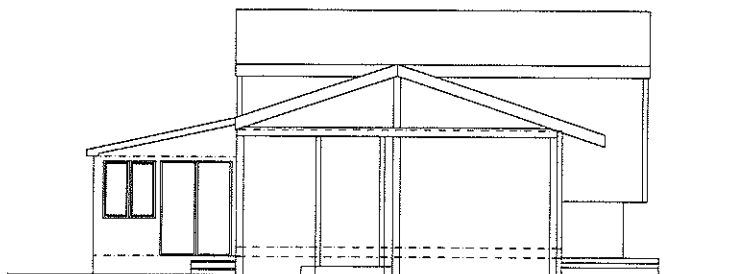
PARTIAL EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION

SCALE 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

PROJECT ADDRESS:
4000 LINDEN DRIVE
BALTIMORE, MD 21204
BALTIMORE COUNTY, MD

REMODELING & ADDITIONS TO
THE YASHARPOUR RESIDENCE

REVISED 4/16/2023
REVISED 4/15/2023
REVISED 4/15/2023
REVISED 4/15/2023

FILE NAME: YASHARPOUR RESIDENCE

SCALE: 1/4"=1'-0"
DATE: 6/20/23
SHEET NO.: 1 OF 5

GBL CUSTOM HOME
1000 LINDEN DRIVE
PO BOX 207 BALTIMORE, MD 21204
PHONE: 410-631-8300

2023-0060-A

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING March 27, 2023
FORMAL OR INFORMAL RESPONSE DUE AT April 3, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

- * Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
- * PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
- * PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
- * PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
- * PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
- * PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
- * Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
- * Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
- * Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovement@baltimorecountymd.gov
- * County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
tbostwick@baltimorecountymd.gov
- * Mike Ruby (Newspaper), mildmanneredcomm@aol.com
- + People's Counsel, rwheatley@baltimorecountymd.gov
- + IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
- + Kathy Are, kare@baltimorecountymd.gov
- & State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
- & Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
- & PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov; Jesse Krout, jkrout@baltimorecountymd.gov
- # People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
- # Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
- # DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Earl Wrenn, EWrenn@baltimorecountymd.gov
- # IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
- # Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
- * IF ELDERLY HOUSING, Community Development, MS #1102M
- * IF TOWER, Tower Coordinator, c/o OIT, MS #2007
- # IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
- # IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0059-A **Reviewer:** Jason Seidelman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Meagan and John Baker

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 6

Property Address: 506 HIGHLAND AVE

Location: Property located on the Southwest corner of intersection of Highland Ave. (60 feet) and Allegheny Ave. (40 feet).

Existing Zoning: DR 3.5

Area: 7,125 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1: To permit a side yard dwelling addition with a side yard setback of 5 feet and a rear yard setback of 8 feet 7 inches in lieu of the required 10 feet and 30 feet, respectively.

Attorney: Not Available

Prior Zoning Cases: 2014-0140-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/10/2023

Miscellaneous Notes:

Baltimore County - My Neighborhood



ZAC AGENDA

Case Number: 2023-0060-A **Reviewer:** Mitchell Kellman

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

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Davis Yasharpour and Ayala Hakkakian

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 6806 CHEROKEE DR

Location: Property located on the Southwest side of Cherokee Dr., 512 feet South of the centerline of Lightfoot Dr.

Existing Zoning: DR 5.5

Area: 7,490 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.B ("A" Residence Zone, 1954): To permit a 5 foot side yard setback in lieu of 7 feet for a 1- story addition, and if necessary, amend Zoning Case No. 2015-0052-A.

Attorney: Joseph Haken

Prior Zoning Cases: 2015-0052-A

Concurrent Cases: None

Violation Cases: None

Closing Date: 04/17/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0061-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Joseph and Alyson Bishop (trustee)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 13 MANOR BROOK RD

Location: Property located on the Southwest side of Manor Brook Rd. 1,008 feet West of Monkton Rd.

Existing Zoning: RC 7, RC 4 (VESTED RDP)

Area: 4.34 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 103.1; 103.3; 1A03.4.B.4 (section 1A00.3.B.3 of 1975 Zoning Regulation): To permit a front yard setback of 24 feet from the property line in lieu of the required 50 feet from any lot line.

2.) To permit any such further relief as may be deemed necessary by the Administrative Law Judge.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0062-SPHA **Reviewer:** Shaun Crawford
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: James Trela
Contract Purchaser: Ron Leubecker

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 3

Property Address: 5433 PATTERSON RD

Location: Property located beginning at center of Patterson Rd., 1,470 feet Southeast of Patterson Farm.

Existing Zoning: RC 2

Area: 35.11 ACRES

Proposed Zoning:

SPECIAL HEARING:

1.) To permit an accessory (in law) apartment permitted as a temporary use within an existing accessory building situated on the same owner occupied lot as the principal dwelling, and having a separate utility meter and sewerage services from the principal dwelling, pursuant to Section 400.4.B.4 BCZR.

2.) To modify the relief granted in Case 1990-0530-SPHA, by (i) permitting the granted variances to remain in place for the proposed repurposing of the accessory structure, and (ii) eliminating Restriction #2 contained in the August 23, 1990 Amended Order, so as to allow the use of the structure by this new Petitioner as an accessory (in law) apartment.

VARIANCE:

1.) BCZR 400.4.B.2.: To permit the size of the existing 1,800 square foot second floor space within an existing accessory structure proposed for use as an accessory (in law) apartment to be permitted, in lieu of the maximum 1,200 square feet.

2.) BCZR 400.4.B.4: (if necessary) To permit the size of the existing accessory (in law) apartment building to have a separate utility meter and sewerage services from the principal dwelling.

3.) Any relief that the Administrative Law Judge deems to be necessary.

Attorney: Not Available

Prior Zoning Cases: 1988-0128-SPH; 1990-0530-SPHA

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0063 **Reviewer:**
Existing Use: **Proposed Use:**
Type:
Legal Owner:
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown **Flood Plain:** Unknown **Historic:** Unknown **Election Dist:** **Council Dist:**

Property Address:
Location:

Existing Zoning: **Area:**
Proposed Zoning:

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2023-0064-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Anna and Andrew Janet
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 8304 BURNING WOOD RD
Location: Property located on the South side of Burning Woods Rd. (50 feet), 282 feet Northwest of Wood Valley Rd. (60 feet).

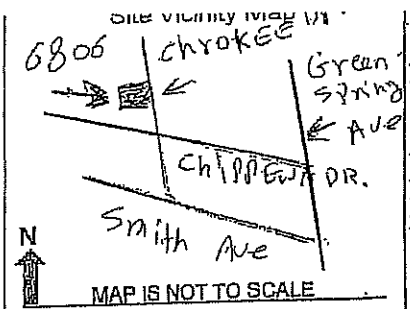
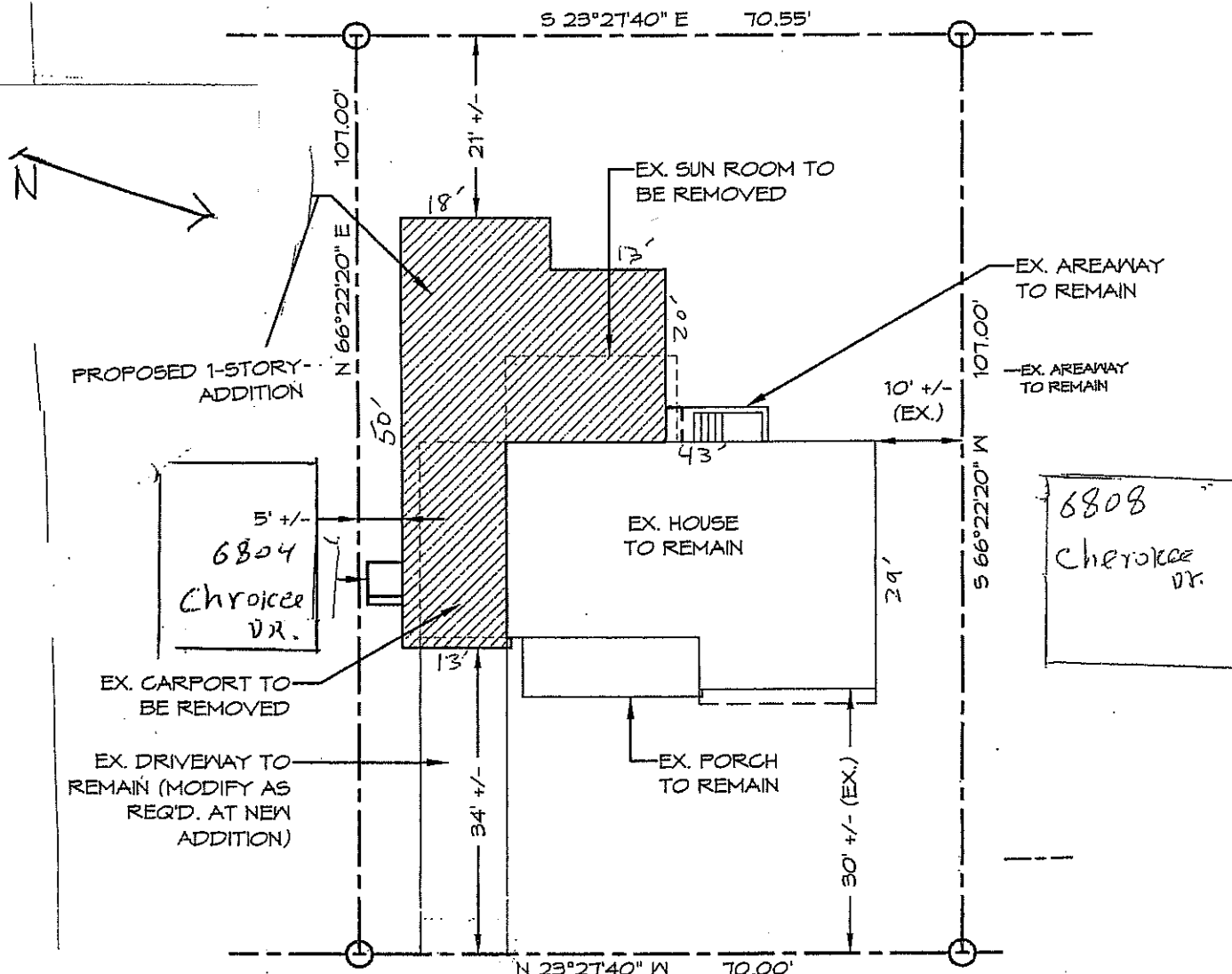
Existing Zoning: DR 2 **Area:** 27,878 SQ FT.

Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1B02.3.C.1. (1958 regulations): To permit a side dwelling addition with a side yard setback of 9.5 feet in lieu of the required 15 feet.

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 04/17/2023

Miscellaneous Notes:

Zoning Hearing Plan for Variance X for Special Hearing _____ Mark Type Requested with (X)
 Address 6806 CHEROKEE DR. Owners(s) Name(s) DAVID YASHAR POUR & AYALA HAKAKIAN
 Subdivision Name VALLEY STREAM Lot # 21 Block # D Section # 2
 Plat Book # 0020 Folio # 0085 10 Digit Tax # 031 9087940 Deed Reference # 42978100390



Zoning Map # 078C1
 Zoning DR 5.5
 Election District 03
 Council District 2
 Lot Area Acreage ±172
 Lot Square Footage 7,490
 Historic (Yes or No) NO
 CBCA (Yes or No) NO
 Flood Plain (Yes or No) NO
 Utilities – Mark with (X)
 Water is:
 Public X Private _____
 Sewer is:
 Public X Private _____
 Prior Hearing (Yes or No) NO
 If (Yes) list Case Number(s)
 and order result(s) below:
2015-0052-A =
3-foot side setback
in lieu of 7 feet
granted.
 Violation Case Number(s)



Plan Drawn By JOSEPH HAKEN

Date 2/7/23

Scale: 1 inch = 20' Feet

2023-0060-A