



KATHERINE A. KLAUSMEIER
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

February 20, 2025

Solomon Khalili & Shira Lavian
6707 Darwood Drive
Baltimore, MD 21209

RE: Petition for Administrative Variance
Case No. 2025-0019-A
Property: 6707 Darwood 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,

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: Daniel Riehani – Drcontract77@gmail.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(6707 Darwood Drive)		
3 rd Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Solomon Khalili & Shira Lavian	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2025-0019-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, Solomon Khalili and Shira Lavian (“Petitioners”), for the property located at 6707 Darwood Drive, Baltimore (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 (1955 BCZR, §211.3 and 211.4 - R6), to permit a left side setback of 2 ft. and a right side setback of 3 ft. for a combination of 5 ft. in lieu of the required minimum of 8 ft. and combined 20 ft. side setbacks, and a rear yard setback of 11 ft. in lieu of the minimum required 30 ft. 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 submitted. (Pet. Ex. 2).

There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 2, 2025 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 Affidavit as required by of Baltimore County Code (“BCC”), §32-3-303.

The Property was created as Lot 34 on the Plat of Section II of Wellwood Subdivision which was recorded in the Land Records of Baltimore County on August 26, 1956 (Plat Book 23, folio 51). At the time of 1956 plat recordation, the Property was zoned R6. As a result, it is subject to the 1955 BCZR. (See File). It has a trapezoidal shape and with dimensions unlike other lots in the Wellwood Subdivision. The Property is improved with a 2-story, split level, L-shaped home which was constructed in 1955. The existing front door faces the side yard (driveway). Petitioners are seeking to construct a 717 sf 1-story, 2nd floor addition in the rear yard, as well as a 385 sf 1-story first floor addition on the front/side yards.

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. In the opinion of the Administrative Law Judge, the information, photographs, and Affidavit submitted provide sufficient facts that comply with the requirements of BCZR, §307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners, particularly in light of the lack of opposition. 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 Variances should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 (1955 BCZR, §211.3 and 211.4 - R6), to permit a left side setback of 2 ft., and a right side setback of 3 ft., for a combination of 5 ft., in lieu of the required minimum of 8 ft. and combined 20 ft. side setbacks, and a rear yard setback of 11 ft. in lieu of the minimum required 30 ft., be, and is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

- 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
Chief Administrative Law Judge
for Baltimore County

MEM/dlw



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
 To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 6707 Darwood Dr. Baltimore, MD 21209 Currently Zoned DR 5.5
 Deed Reference 41061/00396 10 Digit Tax Account # 03-07062121
 Owner(s) Printed Name(s) Solomon Khalili, Shira Lavian

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

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

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

1. **ADMINISTRATIVE VARIANCE** from Section(s)

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the 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):

<u>Solomon Khalili</u> Name #1 – Type or Print	<u>Shira Lavian</u> Name # 2 – Type or Print
 Signature #1	 Signature # 2
<u>6707 Darwood Dr</u> Mailing Address	<u>Baltimore MD</u> City State
<u>21209</u> Zip Code	<u>(949)-632-5925</u> Telephone #'s (Cell and Home) / Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Daniel Reihani
Name - Type or Print

Signature

2905 chokeberry Ct Baltimore, MD
Mailing Address City State

21209 / 443-457-3430 / Drcontract77@gmail.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.

Case Number 2025-6019-A Filing Date 1/23/25 Administrative Law Judge for Baltimore County
 Estimated Posting Date 2/2/25 Reviewer JH

2/17/25

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: 6707 Darwood 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)

We are requesting a variance due to the fact that a
addition is necessary for living in this location, Due
to the market and financial status we can not afford
to buy a new home. At this point the property is too
cramped for the people living there and more room
is necessary. The property is also triangularly
shaped.

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

S. Khalili
Signature of Owner (Affiant)
Solomon Khalili
Name - Print or Type

Shira Lavian
Signature of Owner (Affiant)
Shira Lavian
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 15 day of January, 2025, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Solomon Khalili, Shira Lavian

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

AS WITNESS my hand and Notaries Seal

Noah Burr
Notary Public

June 16 2028
My Commission Expires



Attachment

To permit a variance from Section 1B02.3.C.1 (Vested 1955 R6 sections 211.3 & 211.4) of the BCZR to permit a left side setback of 2' and a right side setback of 3' for a combination of 5' in lieu of the required minimum of 8' and combined 20' side setbacks. Additionally to permit a rear setback of 11' in lieu of the required minimum of 30'.

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2025 - 0019 -A Address 6707 Darwood Dr

Contact Person: Jesse Krout Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/23/25 Posting Date: 2/2/25 Closing Date: 2/17/25

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2025 - 0019 -A Address 6707 Darwood Dr

Petitioner's Name: Solomon Khalili Telephone (Cell) 949-6325925

Posting Date: 2/2/25 Closing Date: 2/17/25

Wording for Sign: To Permit a variance from Section 1B02.3.C.1 (1955 R6) of the BCZR to permit a left side setback of 2'

and a right side setback of 3' for a combination of 5' in lieu of the required minimum of 8' and combined 20' side setbacks.

Additionally to permit a rear setback of 11' in lieu of the required minimum of 30'.

ZONING PROPERTY DESCRIPTION FOR 6707 Darwood Dr Baltimore, MD
21209

... (t) side of Darwood Dr ... *Beginning at a point on the East
... wide at the distance 138' ... (ts) which is (20' R/W
the nearest improved intersecting street (Chokeberry Rd) (t) which is (North) of the centerline of
... (h) wide. 20' R/W

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING for the same and being known and designated as Lot No. 34, Block H, as shown on a Plat entitled "Plat of Section II, Wellwood" and which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 23, folio 51.

The improvements thereon being known as No. 6707 Darwood Drive.

Subject to the annual ground rent of \$150.00, payable semi-annually on the 3rd day of April and October of each and every year.

BEING THE SAME property which by deed dated October 28, 1981 and recorded among the Land Records of Baltimore County, Maryland in Liber 6340, Folio 750 was granted and conveyed by Arnold H. Greenspun and Adrienne Greenspun unto Joel B. Friedman and Deborah H. Friedman.



ADMINISTRATIVE ZONING PETITION
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 Deed Reference 41061/00396 10 Digit Tax Account # 03-07062121
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(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.

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1. **ADMINISTRATIVE VARIANCE** from Section(s)

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

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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):

<u>Solomon Khalili</u> Name #1 – Type or Print	<u>Shira Lavian</u> Name # 2 – Type or Print
 Signature #1	 Signature # 2
<u>6707 Darwood Dr</u> Mailing Address	<u>Baltimore MD</u> City State
<u>21209</u> Zip Code	<u>(949)-632-5925</u> Telephone #'s (Cell and Home) / Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

Daniel Reihani
Name - Type or Print

Signature

2905 chokeberry Ct Baltimore, MD
Mailing Address City State

21209 / 443-457-3430 / Drcontract77@gmail.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.

Case Number 2025-6019-A Filing Date 1/23/25 Administrative Law Judge for Baltimore County
 Estimated Posting Date 2/2/25 Reviewer

2/17/25

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CERTIFICATE OF POSTING

Date 2-2-25

Case Number: 2025-0019-A

Petitioner/Developer: KHALILI

Date of Hearing/Closing: 2-17-25

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 6707 Danwood Dr

The signs(s) were posted on 2-2-25
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON

(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
Parkton, Md 21120

443-834-8162

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2025-0019 -A

To PERMIT A VARIANCE FROM SECTION 1802.3.C.1.(1) (25 B.)
OF THE PCR TO PERMIT A LEFT SIDE SETBACK OF 2' AND RIGHT
SIDE SETBACK OF 3' FOR A COMBINATION OF 5' IN LIEU OF THE
REQUIRED MINIMUM OF 8' AND COMBINED 20' SIDE SETBACKS
ADDITIONALLY TO PERMIT A REAR SETBACK OF 11' IN LIEU OF THE
REQUIRED MINIMUM OF 30'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON 2/17/25

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS, APPROVALS AND INSPECTIONS COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0019-A
Address: 6707 DARWOOD DRIVE
Legal Owner: Solomon Khalili, Shira Lavian

Zoning Advisory Committee Meeting of February 7, 2025.

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

Additional Comments:

Reviewer: Earl Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 3, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0019-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District - 03 Account Identifier - 0307062121

Owner Information

Owner Name: KHALILI SOLOMON Use: RESIDENTIAL
LAVIAN SHIRA Principal Residence: YES
Mailing Address: 6707 DARWOOD DR Deed Reference: /41061/ 00396
BALTIMORE MD 21209-1405

Location & Structure Information

Premises Address: 6707 DARWOOD DR Legal Description: 235 N SMITH AVE
BALTIMORE 21209-1405 WELLWOOD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0078 0005 0469 3050066.04 0000 2 H 34 2023 Plat Ref: 0023/ 0051

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1957 2,260 SF 8,700 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 half

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	82,200	82,200		
Improvements	246,200	331,100		
Total:	328,400	413,300	385,000	413,300
Preferential Land:	0	0		

Transfer Information

Seller: FRIEDMAN JOEL B Date: 01/16/2019 Price: \$341,250
Type: NON-ARMS LENGTH OTHER Deed1: /41061/ 00396 Deed2:
Seller: GREENSPUN ARNOLD H Date: 10/30/1981 Price: \$90,000
Type: ARMS LENGTH IMPROVED Deed1: /06340/ 00750 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2024 07/01/2025
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

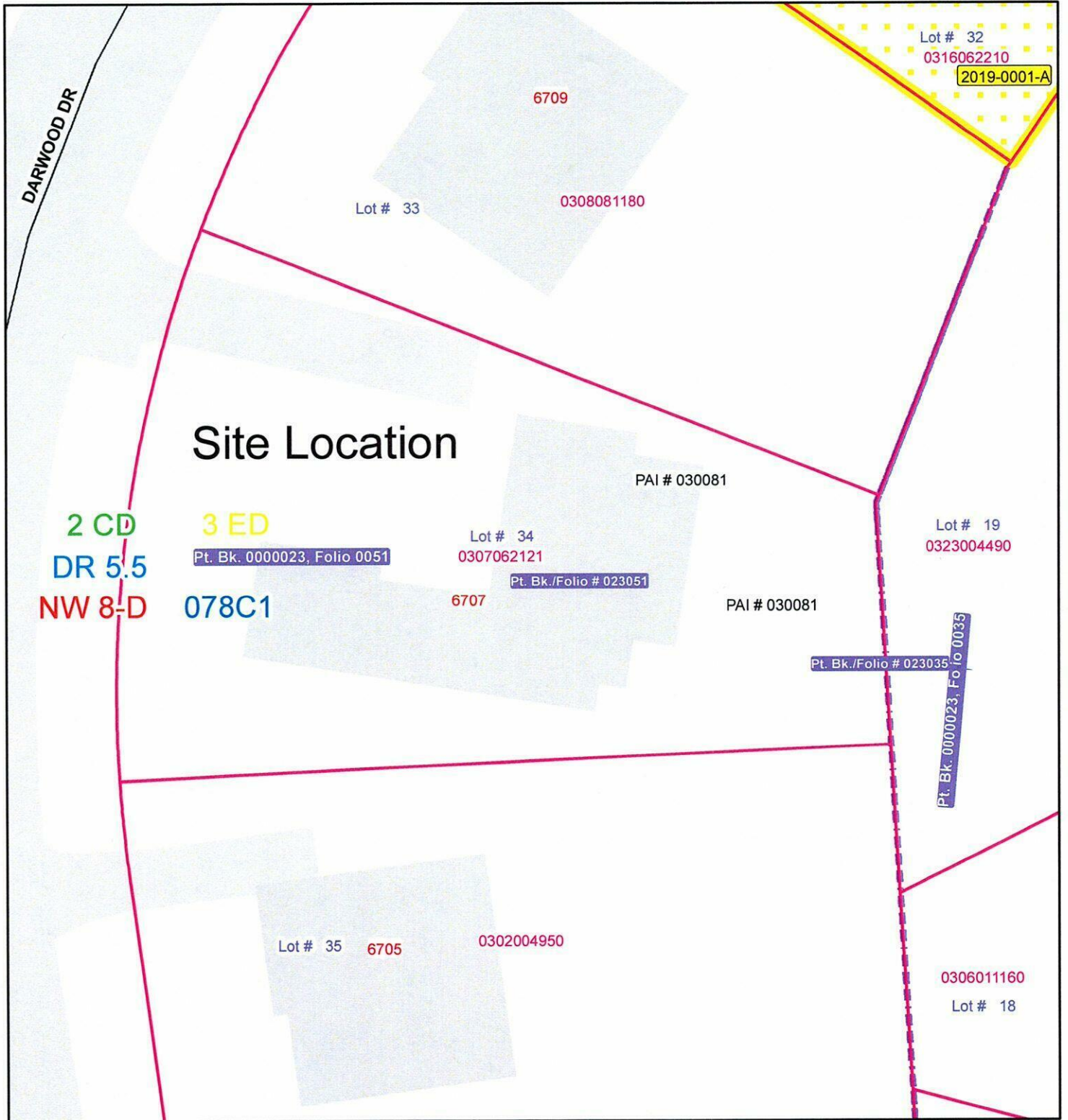
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

6707 Darwood Dr



Publication Date: 1/23/2025



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

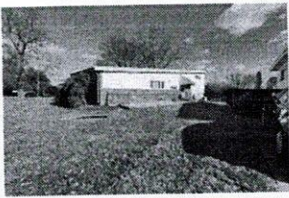


0 5 10 20 30 40 Feet

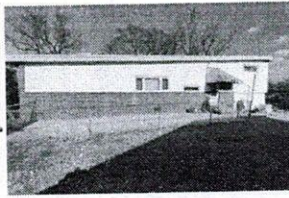
1 inch = 23.348617 feet



1



2



3



4



5



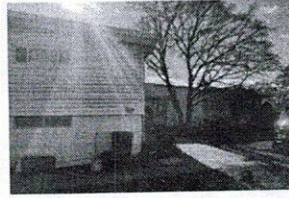
6



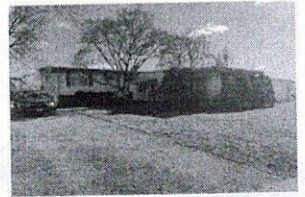
7



8



9



10

