#### MEMORANDUM

DATE:

February 2, 2016

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2016-0135-A- Appeal Period Expired

The appeal period for the above-referenced case expired on February 1, 2016. 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.'

c: Case File

Office of Administrative Hearings



KEVIN KAMENETZ County Executive LAWRENCE M. STAHL

Managing Administrative Law Judge
JOHN E. BEVERUNGEN

Administrative Law Judge

December 31, 2015

Christopher and Kelly Cortina 13 Seminole Avenue Catonsville, Maryland 21228

RE: Petition for Administrative Variance

Case No. 2016-0135-A

Property: 13 Seminole Avenue

Dear Mr. and Mrs. Cortina:

Enclosed please find a copy of the Order 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

c: Shawn Tibbo, 4103 Southwestern Boulevard, Baltimore, MD 21229

IN RE: PETITION FOR ADMIN. VARIANCE

BEFORE THE

(13 Seminole Avenue)

1<sup>st</sup> Election District

1st Council District

Christopher and Kelly Cortina

Petitioners

HEARINGS FOR

OFFICE OF ADMINISTRATIVE

\* BALTIMORE COUNTY

\* CASE NO. 2016-0135-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, Christopher and Kelly Cortina ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 13.8 ft. for an addition (family room) in lieu of the required 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 13, 2015, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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 and photographs 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 OBDEF in Company and or expressionable hardship upon the Petitioners.

Date	12-31-15	
Dv	ردوا	

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 <u>31st</u> day of **December**, **2015**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 13.8 ft. for an addition (family room) in lieu of the required 15 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.

JOHNE. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw

ORDER	RECEIVED FOR FILING
Date	12-31-15
By	600



#### **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 13 Seminole ave Catonsville MD 3/339 Currently zoned DR-2
Deed Reference 30045 100350 10 Digit Tax Account # 0 1 1 259 1810 Owner(s) Printed Name(s) Christopher Corting / Kelly Corting
(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. Y ADMINISTRATIVE VARIANCE from Section(s) 11302,3,0,1 to permit a side yard
setback, of 13.8 St. Cor an addition (family room) in lien of the
required 15 st, of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
A DESIGNATION OF COMMISSION OF THE POSITION OF
2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore
County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)
of the Baltimore County Code, to the development law of Baltimore County.
Property is to be posted and advertised as prescribed by the zoning regulations.  If 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):
Christopher Cortina, Kelly Cortina
Name #13—Type or Print Name #2 — Type or Print
Alto Walle
\$ignature #1 Signature #2 (
13 Seminole que Catorsville MD
Mailing Address City State
21228, 443.257-9169, Chriscutina Damal. Con
Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s): Representative to be contacted:
Name-Type or Print  Signature  Signature  Signature  Shawn Tibbo  Name - Type or Print  Signature
Name - Type or Print  Name - Type or Print
Shi 1 shi
OHD 4103 Sathwestern blud Baltimore MD
Mailing Address City State Mailing Address City State
21229 1443-271-2121 15tibococorcast no
Zip Code By Telephone # Email Address 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, thisday 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.
Administration Laws trades for Date and Country
Administrative Law Judge for Baltimore County

Estimated Posting Date 12/13/ 15

# Affidavit in Support of Administrative Variance (THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties Administrative Law Judge for Baltimore County, that and that the undersigned is/are competent to testify it the future with regard thereto. In addition, the unders subject of an active Code Enforcement case and that the content of the content is the content of the conte	the informat the event to igned hereb	ion herein given is true a hat a public hearing is so v affirms that the property	heduled in is not the
and occupied by the undersigned.	,	•.	

and occupied by the undersigned.
Address: 13 Seminole ave Catonsville Maryland 21228 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 <u>practical difficulty or hardship</u> here)
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and and a facility of the property of the state of the st
hedroom space will help to allow us and our children to remain in the
home we lave.
THENT CANCE TO COL
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
Signature of Owner (Affiant) Signature of Owner (Affiant)
Christopher artice
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 23 <sup>rd</sup> day of November 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:
Print name(s) here: Christopher Cortina & Kelly Costina
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notaries Seal Lelly L. Barr
Notary Public 12-28-2018
My Commission Evalues



#### **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 13 Seminole QVE Catons V: 1/E MD 31229 Currently zoned DR-2  Deed Reference 30045, 100350 10 Digit Tax Account # 0 1 1 2 5 9 1 8 1 0
Deed Reference 30045, 100350 10 Digit Tax Account # 0 1 1 3 5 9 1 8 1 0 Owner(s) Printed Name(s) Christopher Corting   Kelly Corting
(SELECT THE HEARING(S) BY MARKING $X$ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:
1. X ADMINISTRATIVE VARIANCE from Section(s) 11302, 7, C, 1 to permit a site yard
setback of 13.8 ft. for an addition (family room) in lieu of the required 15 ft.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.
2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)
of the Baltimore County Code, to the development law of Baltimore County.  Property is to be posted and advertised as prescribed by the zoning regulations.  If 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):
Christopher Cortina, Kelly Cortina
Name #12—Type or Print Name #2 — Type or Print
\$ignature #1 Signature #4 (
13 Seminole que Catorsville MD
Mailing Address City State
31038 1797 05 1-4169 16hr. 500 4.00 Ogna 1. Con
Attorney for Owner(s)/Petitioner(s): FILING Representative to be contacted:
Shawn Tibbo
Attorney for Owner(s)/Petitioner(s):  Name-Type or Print  Name-Type or Print  Signature
Signature Signature
nate YIU3 ZOYTHWC5+RIY DIVA EATH MOTE TITO
Maining Address Sign City State Maining Address.
ip Code Telephone # Email Address 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 equired by the zoning regulations of Baltimore County.
Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0135- A Filing Date 11 1301 15 Estimated Posting Date 15/17/15 Reviewer BR

## 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.

subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.
Address: 13 Seninole ave Catonsville Maryland 31228  Print or Type Address of property State Zip Code
Address: 15 Seminale avec Carlon Stripe Note State Zip Code Print or Type Address of property
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 asking to be able to construct an addition to the right side of our
A control of the profit of the control of the contr
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Dut new family room will encroach on the county setback 1: 2 feet and the
Chase for all new wood store will control and the addition is finished we will be at
10 0 Rose L. G.C AUC now Spethack Michael Spoker TO INCHARDIS 4005570C
street and neighbors on both sides and they have grieday voiced their
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hed from space will help to allow us and our children to remain in the
home we lave.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
1 Days
Signature of Owner (Affiant) Signature of Owner (Affiant)
Children Kelly Parting
Name- Print or Type  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 33 day of November 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:
and for the County arolesaid, personally appearant
Print name(s) here: Christopher Cortina & Kelly Costina
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notaries Seal Lelly L. Ban
Notary Public 12-28-2018
My Commission Expires

#### **Zoning Description**

**Zoning Property Description for:** 

13 Seminole Ave.

Catonsville, Maryland 21228

Tax ID# 0112591810

Beginning for the same at a point in the center of Seminole Ave. 50 feet wide being distant 692 feet from the southerly side of Frederick Road; thence binding on the center line of Seminole Ave, South 3 degrees 30 minutes East of 100 feet; thence binding on part of the second line in a Deed dated February 5<sup>th</sup>, 1948 and recorded among the Land Records of Baltimore County, in Liber J.W.B. No. 1643 folio 156, etc. which was granted and conveyed by Welford H. Ware, et al. to Dewitt A. Tucker, et al., North 82 degrees 58 minutes 30 seconds East 146.27 feet; thence leaving said second line North 3 degrees 30 minutes West 100.79 feet to the fourth line in said Deed from Ware to Tucker; thence South 82 degrees 40 minutes West binding on said fourth line 146.27 feet to the center line of Seminole Ave, the place of beginning.

Subject to the right-of-way for the purpose of ingress, and parking of an automobile, fully set out in Deed dated March 15, 1949 and recorded among the Land Records of Baltimore County, in Liber T.B.S. No. 1726 folio 246, etc., from the said DeWitt A. Tucker, et al., to Delphine Hardy and wife.

#### Affidavit in Suppor 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: 13 Seminole ave Catonsville Mayland 31228 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 <u>practical difficulty or hardship</u> here)
We are asking to be able to construct an addition to the right side of our cape Cod home livated in Catonsville, MD. The addition is for a family room off of the Kitchen and too increase the bedroom size above on the Second Flow. Our new family room will encroach on the county sethack 1.2 feet and the Chase for our new woodstove willencroach 2.0 feet for a total of 4.2 feet. The 200 ing setback allowed is 15 feet and when the addition is finished we will be at 10.8 feet for our new setback. We have spoken to neighbors across the street and neighbors on both sides and they have already voiced their approval of our proposed plan. If allowed this family room and larger bedroom space will help to allow us and our children to remain in the home we love.
(If additional space for the petition request or the above statement is needed, label and attach it to this Form)
Signature of Owner (Affiant)  Christopher Curting  Name- Print or Type  Signature of Owner (Affiant)  Kelly Curting  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 33rd day of Nwenda, 2015, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:  Print name(s) here: Christopler Cortina & Kelly Cortina
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).
AS WITNESS my hand and Notaries Seal    Lelly

CASE NUMBER 2016-0135-A

### ADMI...3TRATIVE ZONING PET ON

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department To the Office of Administrative Hearings	of Permits, Approvals and Inspections for Baltimore County for the property located at:
Address 13 Seminole ave Catonsville MD al	Currently zoned DK- a
Deed Reference 30045 / 00350 Owner(s) Printed Name(s) Christopher Corting	
(SELECT THE HEARING(S) BY MARKING $\underline{X}$ AT THE APPR	ROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the	e reverse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate attached hereto and made a part hereof, hereby petition fo	e in Baltimore County and which is described in the plan/plater an:
1. X ADMINISTRATIVE VARIANCE from Section(s)  setback of 13.8 ft for an ad	1302.3.C.1 to permit a side yard edition (family room) in lieu of the
required 15 Ct.	
of the zoning regulations of Baltimore County, to the zoning	g law of Baltimore County.
2 ADMINISTRATIVE SPECIAL HEARING to approach County Code: (indicate type of work in this space: i.e., to reach the control of the contro	rove a waiver pursuant to Section 32-4-107(b) of the Baltimore aze, alter or construct addition to building)
Property is to be posted and advertised as prescribed by the zoning regul I/ we agree to pay expenses of above petition(s), advertising, posting, etc Baltimore County adopted pursuant to the zoning law for Baltimore Count	<ul> <li>and further agree to be bound by the zoning regulations and restrictions of ty.</li> </ul>
	Owner(s)/Petitioner(s): Christopher Cortina Kelly Cortina
	Name #12 Type or Print Name #2 - Type or Print
	Signature #1 Signature #2
	13 Seminole que Catorsville MD
kara di karana Masa Kabupatèn	Mailing Address City State
	Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
ED FOR FILE	- Shawin Tibbo
Attorney for Owner(s)/Petitioner(s):  Name- Type or Print  ORDER RECEIVED FOR FILING  Signature	Name – Type or Print
Signature	Signature 4103 Southwestern blud Baltimore MD
Mailing Address City State	Mailing Address. City State
Zip Code Telephone # Email Address	Zip Code Telephone # Email Address
	to be required, it is ordered by the Office of Administrative Hearings for Baltimore
County, this day of that the subject required by the zoning regulations of Baltimore County.	ct matter of this petition be set for a public hearing, advertised, and re-posted as
Admin	histrative Law Judge for Baltimore County

Filing Date 11 130 1 15 Estimated Posting Date 12 113 115

#### **Zoning Description**

**Zoning Property Description for:** 

13 Seminole Ave.

Catonsville, Maryland 21228

Tax ID# 0112591810

Beginning for the same at a point in the center of Seminole Ave. 50 feet wide being distant 692 feet from the southerly side of Frederick Road; thence binding on the center line of Seminole Ave, South 3 degrees 30 minutes East of 100 feet; thence binding on part of the second line in a Deed dated February 5<sup>th</sup>, 1948 and recorded among the Land Records of Baltimore County, in Liber J.W.B. No. 1643 folio 156, etc. which was granted and conveyed by Welford H. Ware, et al. to Dewitt A. Tucker, et al., North 82 degrees 58 minutes 30 seconds East 146.27 feet; thence leaving said second line North 3 degrees 30 minutes West 100.79 feet to the fourth line in said Deed from Ware to Tucker; thence South 82 degrees 40 minutes West binding on said fourth line 146.27 feet to the center line of Seminole Ave, the place of beginning.

Subject to the right-of-way for the purpose of ingress, and parking of an automobile, fully set out in Deed dated March 15, 1949 and recorded among the Land Records of Baltimore County, in Liber T.B.S. No. 1726 folio 246, etc., from the said DeWitt A. Tucker, et al., to Delphine Hardy and wife.

	CASE NO: _20/6 - 0/35-A	
٠	PETITIONER/DEVELOPER	
	CHRISTOPHEL ?	
	KELLY COETINA	
·	DATE OF HEARING/CLOSING:	
	12/28/15	
PERMITS AND I COUNTY OFFICE	DUNTY DEPARTMENT OF DEVELOPMENT MANAGEMENT TE BUILDING,RQOM 111 SAPEAKE AVENUE	·
ATTENTION:		•
ADIES AND GE	INTLEMEN:	
	S TO CERITFY UNDER THE PENALTIES OF PERJURY THE SN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUS	
	13 SEMINOLE AVENUE	
	num.	
THIS SIGN(S) W	ERE POSTED ON December 13, 2015	
	(MONTH,DAY,YEAR)	
	SINCERELY, 12/13/15	
	SIGNATURE OF SIGN POSTER AND DATE:	<del></del>
	MARTIN OGLE	
	(SIGN POSTER)	
	60 CHEŁMSFORD COURT	
	BALTIMORE,MD 21220	
	(ADDRESS)	
	ř	

#### BALTIMORE COUNTY, MARYLAND

#### **Inter-Office Correspondence**

RECEIVED



DEC 0 9 2015

OFFICE OF ADMINISTRATIVE HEARINGS

TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

December 9, 2015

SUBJECT:

DEPS Comment for Zoning Item

# 2016-0135-A

Address

13 Seminole Avenue

(Cortina Property)

Zoning Advisory Committee Meeting of December 7, 2015.

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

Reviewer:

Steve Ford

Date: 12-9-2015

# BALTIMORE COUNTY PARTMENT OF PERMITS, APPF AND INSPECTIONS ZONING REVIEW

#### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0135 -A Address 13 Semihole Ave.
Contact Person: <u>Brนนอ Rulaitis</u> Phone Number: 410-887-3391
Filing Date: (1/30/15 Posting Date: 12/13/15 Closing Date: 14/28//1
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. <a href="POSTING/COST">POSTING/COST</a> : The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
<ol> <li>DEADLINE: The closing date is the deadline for an 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.</li> </ol>
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The 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 zoning or deputy zoning commissioner), 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 2016- 0135 -A Address 13 Seminole Ave.
Petitioner's Name Christopher & Kelly Cortina Telephone 443-257-916
Posting Date: 12/28/15
Wording for Sign: To Permit an addition (family room) with a side yard
Wording for Sign: To Permit an allition (family room) with a side yard setback of 13.8 ft. in live of the required 15 ft.
D:1.7/04 NE

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW

#### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:	
Petitioner: Chris Cartina / Kelly Cortina	_
Address or Location: 1.3 Seminole ave Catorville, Maryla	d 21228
PLEASE FORWARD ADVERTISING BILL TO:	
Name: J&J Home Services Inc	
Address: 4103 SouthWestern Blud.	,
Baltimore, Maryland	
21229	•
Telephone Number: 410-747-5200	

Madau Ste 12/13/15



OFFICE	More co E of bud	DUNTY, M	MARYLAN D FINANC RECEIPT	D E		No.				R. 1.3	PAID SECRIPT  11 SOURCE METHOD THE SECRIPT  12 SOURCE METHOD THE SECRIPT  13 SOURCE METHOD THE SECRIPT  14 SOURCE METHOD THE SECRIPT  15 SOURCE METHOD THE SECRIPT  16 SOURCE METHOD THE SECRIPT  17 SOURCE METHOD THE SECRIPT  18 SOURCE METHOD THE SECRIPT  19 SOURCE METHOD THE SECRIPT  10 SOURCE METHOD THE S
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#### CHECKLIST

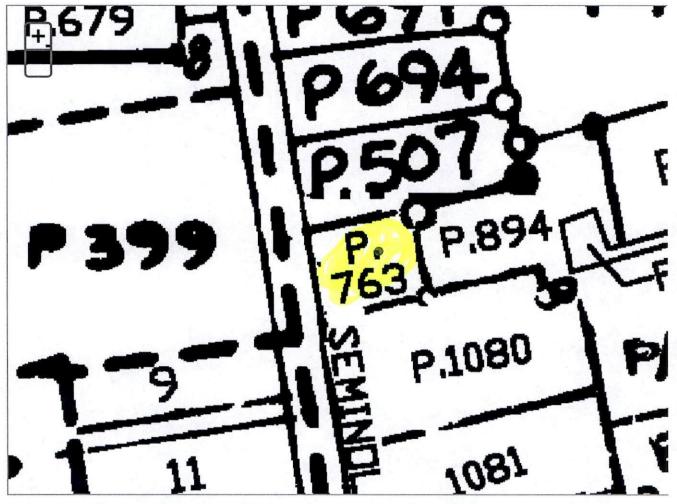
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**Baltimore County** 

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 01 Account Number: 0112591810



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at <a href="http://www.plats.net">www.plats.net</a> (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <a href="https://www.mdp.state.md.us/OurProducts/OurProducts.shtml">www.mdp.state.md.us/OurProducts/OurProducts.shtml</a>) (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).



KEVIN KAMENETZ. County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

December 29, 2015

Christopher & Kelly Cortina 13 Seminole Avenue Catonsville MD 21228

RE: Case Number: 2016-0135 A, Address: 132 Seminole Avenue

Dear Mr. & Ms. Cortina:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 2015. 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel Shawn Tibbo, 4103 Southwesterrn Boulevard, Baltimore MD 21229



Pete K. Rahn, Secretary

Gregory C. Johnson, P.E., Administrator

Larry Hogan, Governor Boyd K. Rutherford, Lt. Governor

Date: 12/7/15

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

RE: Baltimore County

Item No. 2016-0135-A Administrative Variance Christopher & Kelly Cortina 13 Seminole Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2016-0135-A

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

Sincerely,

Frehand A Jelm David W. Peake

Metropolitan District Engineer - District 4

Baltimore & Harford Counties

DWP/RAZ

#### BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 9, 2015

Department of Permits, Approvals And Inspections

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 14, 2015

Item No. 2016-0134, 0135, and 0136

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

DAK:CEN cc:file











ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARKTYPERE ADDRESS 13 Seminole QUE Catonoville MD 2028 OWNER(S) NAME(S) Christopher / Kelly SUBDIVISION NAME OGK Forest Park LOT# 763 BLOCK # N/A SECTION # N/A PLAT BOOK # 5 FOLIO # 90 10 DIGITTAX #0112591810 DEED REF. #30045/00350 MARYLAND STATE PLANE (NAD 1983/91) UTILITY POLE BGE #811335 FRONT N/F RUSSEL C. CONKLIN JANET C. CONKLIN OAK FOREST PARK TAX ACCOUNT #: 0123870170 1 STORY **DWELLING** 26618~553 JANUARY 2, 2008 REBAR FOUND PRIVATE RIGHT OF WAY FOR INGRESS AND EGRESS AND PARKING OF AN AUTOMOBILE RECORDED IN LIBER TBS 1726, FOLIO 246 REBAR / FOUND PAVED DRIVE 30' WOOD FENCE **BEG** 30045~350 STEPHEN JAMES MCKENNA OAK FOREST PARK TAX ACCOUNT #: 1900008081 35227~346 MARCH 11, 2014 SEMINOLE AVENUE (50' PUBLIC RIGHT OF WAY) (22' EXISTING PAVING) COVERED 1 5 STORY STONE PORCH WOOD 100.81 **DWELLING** CONCRETE N 08° 30'12" W 99.86' SIDEWALK REBAR MINHIMININI STONE -SIDEWALK WATER VALVE 54.5'± √\_35.6'± PROPOSED PATIO-8.0' x 10.3' 25.0'보 **TITLE REFERENCE** STONE PATIO GAS METER-REBAR FOUND CHRISTOPHER CORTINA PROPOSED 1 1/2 STORY FAMILY ROOM ADDITION **KELLY CORTINA** UTILITY POLE FIRE HYDRANT WATER VALVE -00 BGE #86496 30045~350 UTILITY POLE NOVEMBER 8, 2013 BGE #811336 PROPOSED 3' x 6' REBAR & CAP FOUND CHIMNEY REBAR FOUND **OWNERS** JOHN E. LEMMERMAN CONCRETE JOHN R. TROLL MISTY U. TROLL SIDEWALK REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096 OAK FOREST PARK TAX ACCOUNT #: 0113750911 CHRISTOPHER CORTINA EXP. 8-3-15 **KELLY CORTINA** 13 SEMINOLE AVENUE BALTIMORE, MD 21228 DATE 11/04/2015 SCALE: 1 INCH = 30 FEET PLAN DRAWN BY RTF Assiciates Inc.

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JOHN R. TROLL
MISTY U. TROLL
OAK FOREST PARK
TAX ACCOUNT #. 0113750911
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AUGUST 26, 2011 **OWNERS** CONCRETE JOHN E. LEMMERMAN SIDEWALK REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096 CHRISTOPHER CORTINA EXP. 8-3-15 **KELLY CORTINA** 13 SEMINOLE AVENUE BALTIMORE, MD 21228 M DATE 11/04/2015 SCALE: 1 INCH = 30 FEET PLAN DRAWN BY RTF Assiciates Inc.

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