

M E M O R A N D U M

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

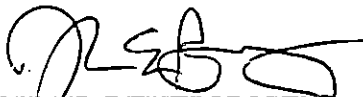
RE: Petition for Administrative Variance
Case No. 2016-0135-A
Property: 13 Seminole Avenue

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 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Christopher and Kelly Cortina	*	HEARINGS FOR
Petitioners	*	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 difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date 12-31-15

By 100

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 31st 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-31-15

By lw



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 21229 Currently zoned DR-2

Deed Reference 30045 100350 10 Digit Tax Account # 0112591810

Owner(s) Printed Name(s) Christopher Cortina / Kelly Cortina

(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) 11302.3.c.1 to permit a side 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.

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

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Christopher Cortina, Kelly Cortina

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

13 Seminole Ave Catonsville MD
Mailing Address City State

21228, 443-257-9169, chris.cortina@gmail.com
Zip Code Telephone # Email Address

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

Name - Type or Print

Signature

Mailing Address City State

Zip Code BY Telephone # Email Address

Representative to be contacted:

Shawn Tibbo

Name - Type or Print

[Signature]
Signature

4103 Southwestern Blvd Baltimore MD
Mailing Address City State

21229, 443-271-2121, stibbo@comcast.net
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 11 day of November, 2015 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 2016-0135-A Filing Date 11/30/15 Estimated Posting Date 12/13/15 Reviewer ph

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: 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 practical difficulty or hardship here)

We are asking to be able to construct an addition to the right side of our Cape Cod home located in Catonsville, MD. The addition is for a family room off of the kitchen and to increase the bedroom size above on the second floor. Our new family room will encroach on the county setback 1.2 feet and the Chase for our new wood stove will encroach 2.0 feet for a total of 4.2 feet. The zoning 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]
Signature of Owner (Affiant)
Christopher Cortina
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kelly Cortina
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 23rd 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 Cortina

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public
12-28-2018
My Commission Expires



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 21228 Currently zoned DR-2

Deed Reference 30045 100350 10 Digit Tax Account # 0112591810

Owner(s) Printed Name(s) Christopher Cortina / Kelly Cortina

(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:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 11302.3.C.1 to permit a side 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.

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):

Christopher Cortina, Kelly Cortina

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]
Signature #1

[Signature]
Signature #2

13 Seminole Ave Catonsville MD
Mailing Address City State

21228, 443-257-9169, chrisocortina@gmail.com
Zip Code Telephone # Email Address

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

Name - Type or Print

Signature

Mailing Address

Zip Code

BY

Telephone #

Email Address

Representative to be contacted:

Shawn Tibbo

Name - Type or Print

[Signature]
Signature

4103 Southwestern Blvd Baltimore MD
Mailing Address City State

21229, 443-271-2121, stibbo@comcast.net
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 11 day of December, 2015 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 2016-0135-A Filing Date 11/30/15 Estimated Posting Date 12/12/15 Reviewer AK

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: 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 practical difficulty or hardship here)

We are asking to be able to construct an addition to the right side of our Cape Cod home located in Catonsville, MD. The addition is for a family room off of the kitchen and to increase the bedroom size above on the second floor. Our new family room will encroach on the county setback 1.2 feet and the Chase for our new wood stove will encroach 2.0 feet for a total of 4.2 feet. The zoning setback allowed is 5 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 have.

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

[Signature]
Signature of Owner (Affiant)
Christopher Cortina
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kelly Cortina
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 23rd 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 Cortina

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

AS WITNESS my hand and Notaries Seal

[Signature]
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 5th, 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 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.

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

[Signature]
Signature of Owner (Affiant)
Christopher Cortina
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Kelly Cortina
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:

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Print name(s) here: Christopher 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
[Signature]
Notary Public
12-28-2018
My Commission Expires



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 21228 Currently zoned DR-2
 Deed Reference 30045 100350 10 Digit Tax Account # 0112591810
 Owner(s) Printed Name(s) Christopher Cortina / Kelly Cortina

(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.C.1 to permit a side 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.

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

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Christopher Cortina , Kelly Cortina
 Name #1 - Type or Print Name #2 - Type or Print

[Signature] , [Signature]
 Signature #1 Signature #2

13 Seminole Ave Catonsville MD
 Mailing Address City State

21228 , 443-257-9169 , chrisccortina@gmail.com
 Zip Code Telephone # 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:

Shawn Tibbo
 Name - Type or Print

[Signature]
 Signature

4103 southwestern blud Baltimore MD
 Mailing Address City State

21229 , 443-271-2121 , stibbo@comcast.net
 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 2016-0135-A Filing Date 11/30/15 Estimated Posting Date 12/13/15 Reviewer [Signature]

Zoning Description

Zoning Property Description for:

13 Seminole Ave.

Catonsville, Maryland 21228

Tax ID# 0112591810

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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: 2016-0135-A

PETITIONER/DEVELOPER

CHRISTOPHER F
KELLY CORTINA

DATE OF HEARING/CLOSING:

12/28/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT _____

13 SEMINOLE AVENUE

THIS SIGN(S) WERE POSTED ON December 13, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/13/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 09 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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0135 -A Address 13 Seminole Ave.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/30/15 Posting Date: 12/13/15 Closing Date: 12/28/15

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 (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.
2. **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.
3. **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 443-257-9169

Posting Date: 12/13/15 Closing Date: 12/28/15

Wording for Sign: To Permit an addition (family room) with a side yard setback of 13.8 ft. in lieu of the required 15 ft.

Revised 7/21/15

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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 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:

Item Number or Case Number: 2016-0135-A
Petitioner: Chris Cortina / Kelly Cortina
Address or Location: 13 Seminole Ave Catonsville, Maryland 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: J & J Home Services Inc
Address: 4103 Southwestern Blvd.
Baltimore, Maryland
21229
Telephone Number: 410-747-5200

made 12/13/15

ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2016-0155-A

TO PERMIT AN ADDITION (FAMILY ROOM) WITH A
SIDE YARD SETBACK OF 13.8 FT. IN LIEU OF THE
REQUIRED 15 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(1) (1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY DECEMBER 28, 2015.
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD, 21204

TEL. 410-887-3391

FOR THE HEARING DATE AND TIME, PLEASE VISIT www.baltimorecountymd.gov, UNDER PROPERTY USE CASES.

MEETING IS HANDICAP ACCESSIBLE

**CASHIER'S
VALIDATION**

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-9</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>12-9</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>12-13-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w1)

Guide to searching the database

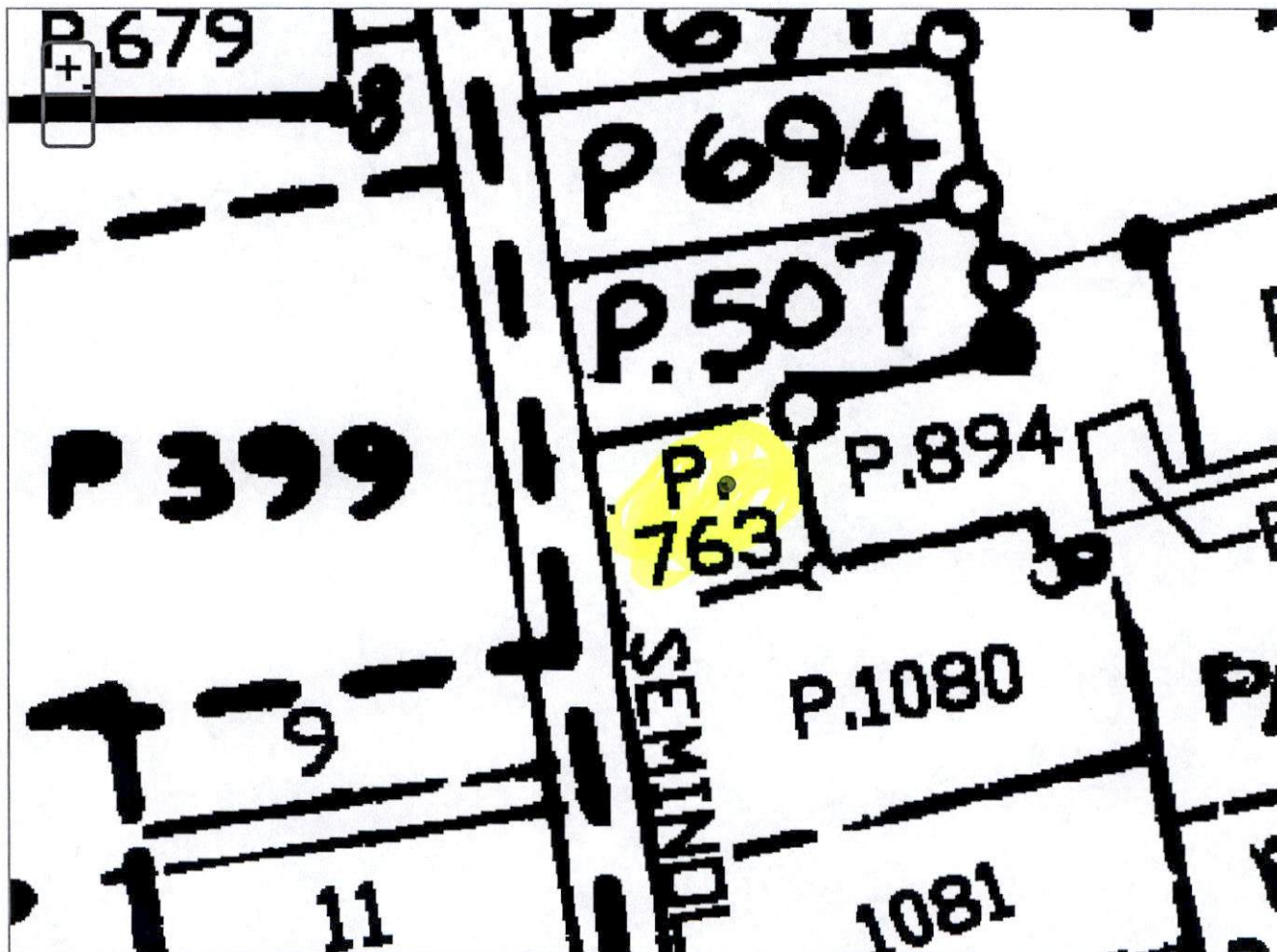
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0112591810			
Owner Information					
Owner Name:		CORTINA CHRISTOPHER CORTINA KELLY		Use: RESIDENTIAL Principal Residence: YES	
Mailing Address:		13 SEMINOLE AVE BALTIMORE MD 21228-5638		Deed Reference: /30045/ 00350	
Location & Structure Information					
Premises Address:		13 SEMINOLE AVE BALTIMORE 21228-5638		Legal Description: 13 SEMINOLE AVE OAK FOREST PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0100	0018	0763		0000	
				Assessment Year: 2016	Plat No: 0005/0090
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1952		1,601 SF		400 SF	
				Property Land Area	
				14,600 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full/ 1 half	
Value Information					
		Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		129,100	129,100		
Improvements		231,100	231,100		
Total:		360,200	360,200	360,200	
Preferential Land:		0			
Transfer Information					
Seller: MARSHALL THOMAS M,JR		Date: 10/25/2010		Price: \$420,000	
Type: ARMS LENGTH IMPROVED		Deed1: /30045/ 00350		Deed2:	
Seller: LORD WILLIAM H		Date: 11/17/1972		Price: \$33,900	
Type: ARMS LENGTH IMPROVED		Deed1: /05316/ 00349		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2015	07/01/2016	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00	0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 03/28/2011					

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 www.plats.net (<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 www.mdp.state.md.us/OurProducts/OurProducts.shtml (<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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

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,

A handwritten signature in black ink, appearing to read "Richard A. Zeller".

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK} 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

DATE: December 9, 2015

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12142015.doc









Lot # 6

0108650290

7

0102653471

Lot # 8

0104650231

8

9

0119390680

0119511730

SEMINOLE AVE

110123870170

Pt. Bk. 0000005, Folio 0066

10 0113205471

13

1900008081

2200018329

0113750231

100C2

DR 2

1 CD

1 ED

PAI # 018057

Pt. Bk./Folio # 005066C

PAI # 018057

0112591810

SW 3-G

0113750911

15

12

Lot # 9

1700011051

Pt. Bk. 0000005, Folio 0090

0102002621

17

Lot # 10

0113750910

14

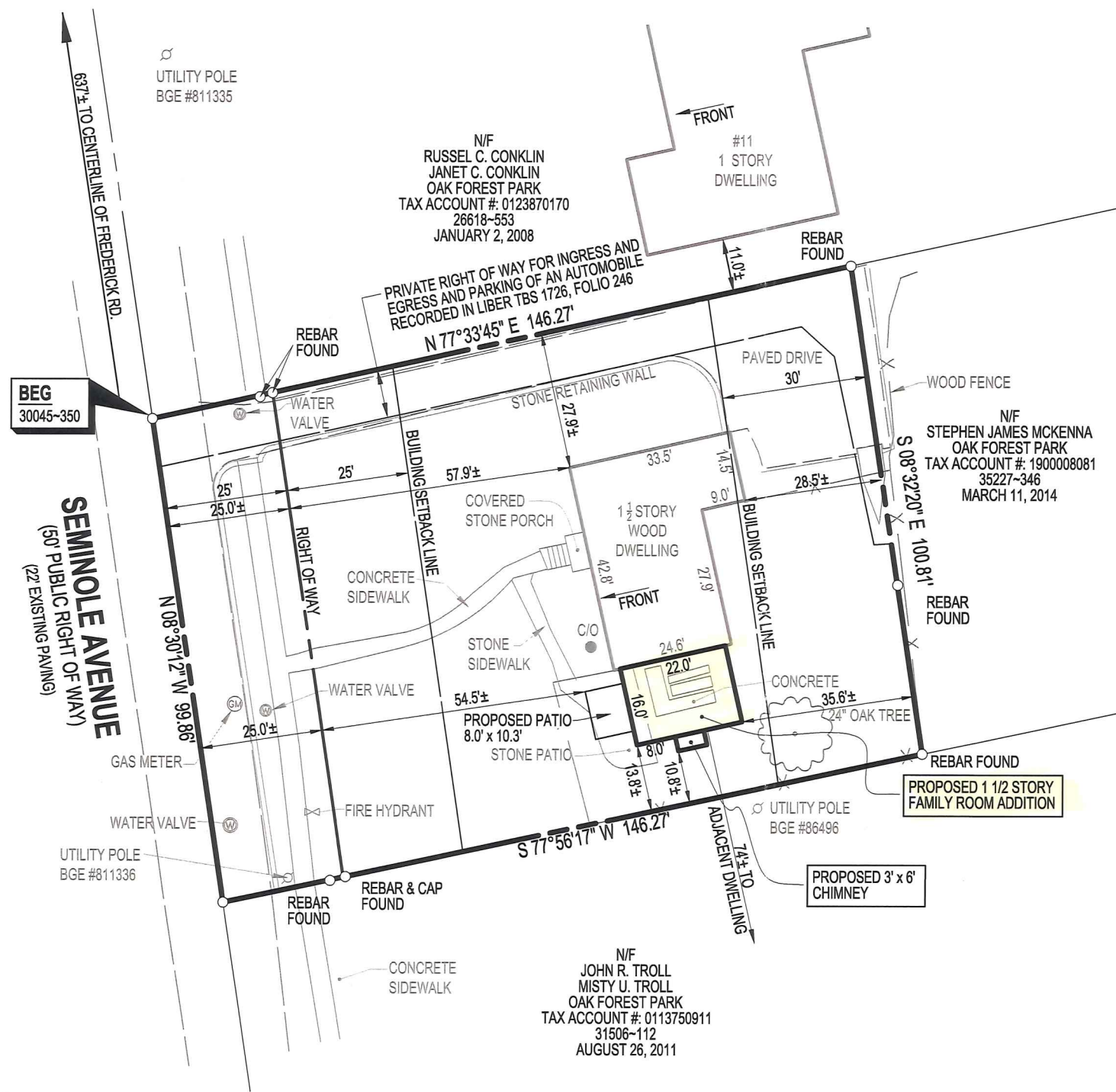
11

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

ADDRESS 13 Seminole Ave Catonsville MD 21228 OWNER(S) NAME(S) Christopher / Kelly Cortina

SUBDIVISION NAME Ogk Forest Park

PLAT BOOK # 5 FOLIO # 90 10 DIGIT TAX # 0112591810 DEED REF. # 30045/00350

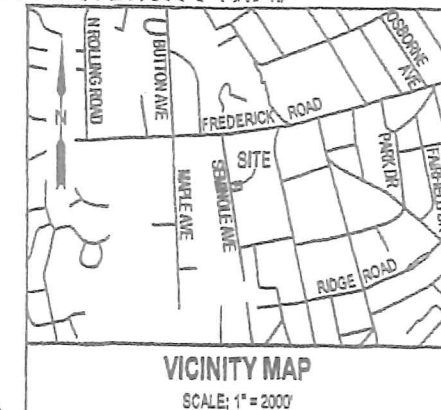


John E. Lemmerman
JOHN E. LEMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
EXP. 8-3-15



PLAN DRAWN BY RTF Associates Inc. DATE 11/04/2015 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 100C2

SITE ZONED DR-2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE _____

OR SQUARE FEET 14,600

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

TITLE REFERENCE

CHRISTOPHER CORTINA
KELLY CORTINA
30045-350
NOVEMBER 8, 2013

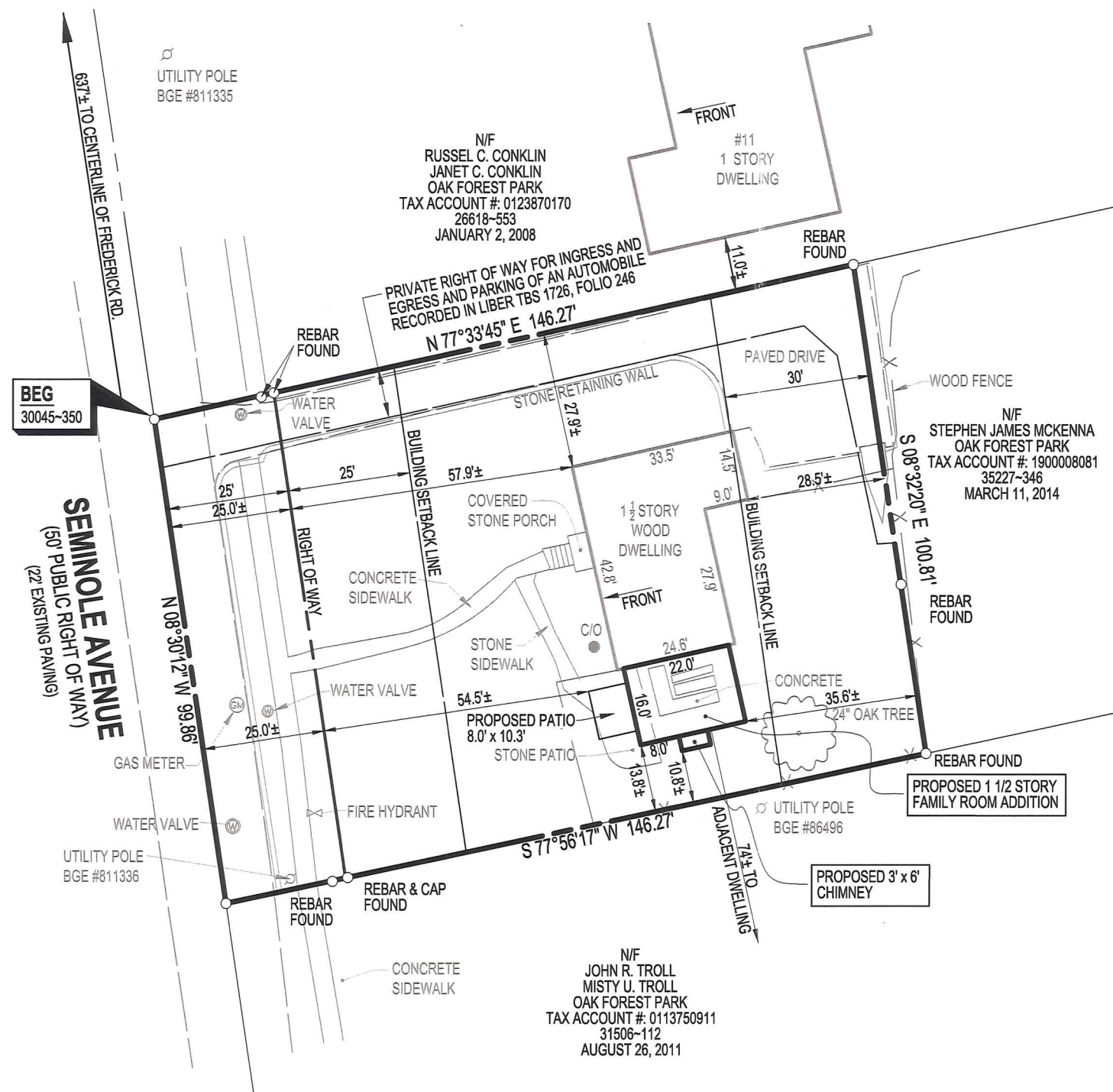
OWNERS

CHRISTOPHER CORTINA
KELLY CORTINA
13 SEMINOLE AVENUE
BALTIMORE, MD 21228

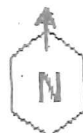
VIOLATION CASE INFO:

Pet. For. 1

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 13 Seminole Ave Catonsville MD 21228 OWNER(S) NAME(S) Christopher/Kelly Cortina
 SUBDIVISION NAME Ogk Forest Park Parcel LOT # 763 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 5 FOLIO # 90 10 DIGIT TAX # 0112591810 DEED REF. # 30045/00350



John E. Lemmerman
 JOHN E. LEMMERMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
 EXP. 8-3-15



PLAN DRAWN BY RTF Associates Inc. DATE 11/04/2015 SCALE: 1 INCH = 30 FEET

MARYLAND STATE PLANE (NAD 1983/91)



MAP IS NOT TO SCALE

ZONING MAP# 100C2
 SITE ZONED DR-2
 ELECTION DISTRICT 1
 COUNCIL DISTRICT 1
 LOT AREA ACREAGE _____
 OR SQUARE FEET 14,600
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

TITLE REFERENCE
 CHRISTOPHER CORTINA
 KELLY CORTINA
 30045-350
 NOVEMBER 8, 2013

OWNERS
 CHRISTOPHER CORTINA
 KELLY CORTINA
 13 SEMINOLE AVENUE
 BALTIMORE, MD 21228

VIOLATION CASE INFO: