



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 100 Seminole Ave Baltimore 21228 which is presently zoned DR2
Deed References: 37115/00482 10 Digit Tax Account # 0104500180
Property Owner(s) Printed Name(s) Trolley properties

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

Section 1B02.3.C.1 – to permit a proposed addition and garage with a side yard setback of 10 feet, 8 inches and a summation of side yard setbacks of 24 feet, 11 inches in lieu of the minimum required 15 feet and summation of 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

David Schiavone

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

752 White Oak Ave Baltimore MD

Mailing Address City State

21771 / 410-804-1149

Zip Code Telephone # Email Address

Representative to be contacted:

Praful Patel

Name - Type or Print

Signature

526 Rambling Sunset Circle Mount Airy MD

Mailing Address City State

21771 / 240-418-1389, prafu@areneo-llc.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0258-A Filing Date 4/27/16

Do Not Schedule Dates:

Reviewer PJ

ZONING DESCRIPTION FOR 100 SEMINOLE AVENUE

Beginning at a point on the west side of Seminole Avenue, which has a 50-foot right of way, at the distance of 68 feet south of the nearest improved intersecting street Idlewilde Avenue, which has a 50-foot right of way. Being lot #17 in the subdivision of Seminole Heights as recorded in Baltimore County Plat Book #5, Folio #66, containing 23,400 square feet. Located in the 1st Election District and 1st Councilmanic District

Item #0258

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/24/2016

Case Number: 2016-0258-A

Petitioner / Developer: DAVID SCHIAVONE

Date of Hearing (Closing): JUNE 13, 2016

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:
100 SEMINOLE AVENUE

The sign(s) were posted on: MAY 24, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4196341

Sold To:

Trolley Properties - CU00539297
752 White Oaks Ave
Catonsville, MD 21228-5868

Bill To:

Trolley Properties - CU00539297
752 White Oaks Ave
Catonsville, MD 21228-5868

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 24, 2016

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING	
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:	
Case: # 2016-0258-A	
100 Seminole Avenue	
W/s Seminole Avenue, 68 ft. s/of centerline of Idlewild Avenue	
1st Election District - 1st Councilmanic District	
Legal Owner(s) David Schiavone	
Variance: to permit a proposed addition and garage with a side yard setback of 10 ft. 8 in. and a summation of side yard setbacks of 24 ft. 11 in. in lieu of the minimum required 15 ft. and summation of 40 ft.	
Hearing: Monday, June 13, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 5/785 May 24	4196341

PETITION FOR VARIANCE	*	BEFORE THE OFFICE
100 Seminole Avenue,		
W/S Seminole Avenue,	*	OF ADMINISTRATIVE
68' S of c/line of Idlewilde Avenue		
1 st Election & 1 st Councilmanic	*	HEARINGS FOR
Districts		
Legal Owner David Schiavone	*	BALTIMORE COUNTY
Petitioner		* 2016-258-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Susan Souder, appearing for herself.

Notice should be sent of any hearing dates or other proceedings in this matter and the preliminary or Final Order. All parties should copy the undersigned on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 23 2016

R

Susan Souder

Susan Souder
102 Seminole Avenue
Catonsville, Maryland 21228
(410) 455-9171

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County, Jefferson Building, Room 204, 105 West Chesapeake Avenue, Towson, Maryland 21204 and Praful Patel, 526 Rambling Sunset Circle, Mount Airy, Maryland 21771, Representative for Petitioner.

Susan Souder

Susan Souder

Jason Sandoz

RECEIVED
MAY 23 2016
1

2319

Jason Sandoz

SUSAN SOUDER
102 Seminole Avenue
Catonsville, MD 21228
(410) 455-9171

5/31/16
TO KL
OK to PP
S

May 25, 2016

Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits, Approvals
& Inspections
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Case Number: 2016-0258-A
100 Seminole Avenue
Postponement Request of Zoning Hearing

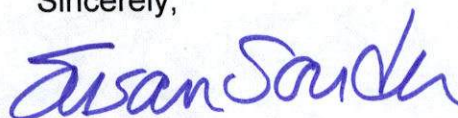
Dear Mr. Jablon:

I write to request that the June 13, 2016 zoning hearing in the above-captioned case be rescheduled to a date in July. My work schedule in June makes it difficult for me to participate in the hearing. My property is adjacent (southside) to the subject property; and, I wish to be heard in opposition to the requested variance. The neighbor on the other side of the subject property, Mr. Robert Howard who is currently out-of-state, has advised me that he would also like the hearing to be rescheduled to July.

Deputy People's Counsel has advised me that she has no objection to this request.

I contacted the developer, David Schiavone (at the request of his representative, Praful Patel) to ask his position on this postponement request; he did not take a position.

Sincerely,



Susan Souder

cc: Peter Max Zimmerman, Esquire
Carole DeMilio
Praful Patel
Dave Schiavone

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: 2016-0258-A
Petitioner: David Schiarone
Address or Location: 100 Seminole Ave, Baltimore, MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Schiarone - Trolley Properties
Address: 752 White Oak Ave
Baltimore, MD 21228
Telephone Number: ~~410~~ - 410-804-1149

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
100 Seminole Avenue, W/S Seminole Avenue,	*	OF ADMINISTRATIVE
68' S of c/line of Idlewilde Avenue	*	HEARINGS FOR
1 st Election & 1 st Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): David Schiavone	*	2016-258-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
APR 29 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of April, 2016, a copy of the foregoing Entry of Appearance was mailed to Praful Patel, 526 Rambling Sunset Circle, Mount Airy, Maryland 21771, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 24, 2016 Issue - Jeffersonian

Please forward billing to:
David Schiavone
Trolley Properties
752 White Oak Avenue
Baltimore, MD 21228

410-804-1149

NOTICE OF ZONING HEARING

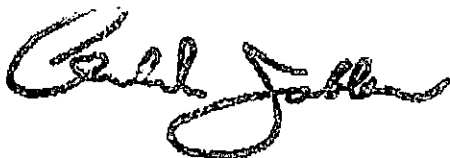
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CASE NUMBER: 2016-0258-A

100 Seminole Avenue
W/s Seminole Avenue, 68 ft. s/of centerline of Idlewilde Avenue
1st Election District – 1st Councilmanic District
Legal Owners: David Schiavone

Variance to permit a proposed addition and garage with a side yard setback of 10 ft. 8 in. and a summation of side yard setbacks of 24 ft. 11 in. in lieu of the minimum required 15 ft. and summation of 40 ft.

Hearing: Monday, June 13, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **134744**

Date: **4/22/16**

PAID RECEIPT

ISSUED BY: **4/22/2016** BY: **4/22/2016**

RECEIVED BY: **4/22/2016** BY: **4/22/2016**

Amount: **\$75.00**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75.00

Total: **\$75.00**

Rec From: **Tosley Properties LLC**

For: **2016 - building - case #2016-0259-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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



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

Date: 4/27/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2016-0258-A

Variance
David Schiavone
100 Seminole Avenue

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 blue ink that reads '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
DATE: May 2, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2016
Item No. 2016-0242, 0249, 0250, 0251, 0253, 0254, 0257 and 0258

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\ZAC05022016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: April 28, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0258-A
100 Seminole Avenue
(Schiavone Property)

Zoning Advisory Committee Meeting of **May 2, 2016**.

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

Reviewer: Steve Ford Date: 04-28-2016

Kristen L Lewis

From: June Wisnom
Sent: Tuesday, June 07, 2016 10:44 AM
To: Kristen L Lewis
Subject: FW: 100 Seminole Ave

From: Praful Patel [mailto:prafulp@arenco-llc.com]
Sent: Tuesday, June 07, 2016 10:39 AM
To: June Wisnom <jwisnom@baltimorecountymd.gov>
Cc: David Schiavone <dgsprop@myway.com>; David Schiavone <dgsprop@gmail.com>
Subject: 100 Seminole Ave

Hi
As discussed on last week at your office my client would like to withdraw public hearing case no 2016-0258-A
address 100 Seminole Ave, Baltimore MD 21228
Please cancel the public hearing which is on Monday June 13th 2016
Please call me if you have any questions or Mr. David at
Thanks

Praful Patel, P.E., M.ASCE
Principal
ARENCO, LLC
Architectural Engineering Consultants
Office: 240-394-9348
Cell: 240-418-1389
526 Rambling Sunset Circle
Mount Airy, MD 21771

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: May 23, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-258

RECEIVED
MAY 24 2016
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 100 Seminole Avenue
Petitioner: David Schiavone
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance for single family dwelling with addition to have a side yard setback of 10'8" and a summation of side yard setbacks of 24'11" in lieu of the minimum required 15' and 40' respectively.

A site visit was conducted on May 6, 2016.

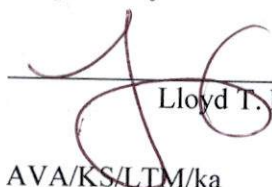
The Department of Planning has no objection to granting the petitioned relief conditioned upon the following:

- Information available to the Department indicates that two substantial trees were removed as a result of construction. In order to re-establish the treed character of the street locate replacement trees in another area of the front yard.

The restored and enlarged house should be compatible with the nearby existing dwellings. The Department recommends the use of materials, architectural detailing and fenestration consistent with those found in the neighborhood. Specifically, the Department recommends glass incorporated into the garage door will mitigate the lateral mass of the variance structure.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:


Lloyd T. Moxley
AVA/KS/LTM/ka

Division Chief:


Kathy Schlabach

c: Bill Skibinski
Praful Patel
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-258

DATE: May 23, 2016

INFORMATION:

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Petitioner: David Schiavone
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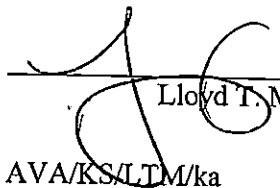
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Prepared by:



Lloyd T. Moxley
AVA/KS/LTM/ka

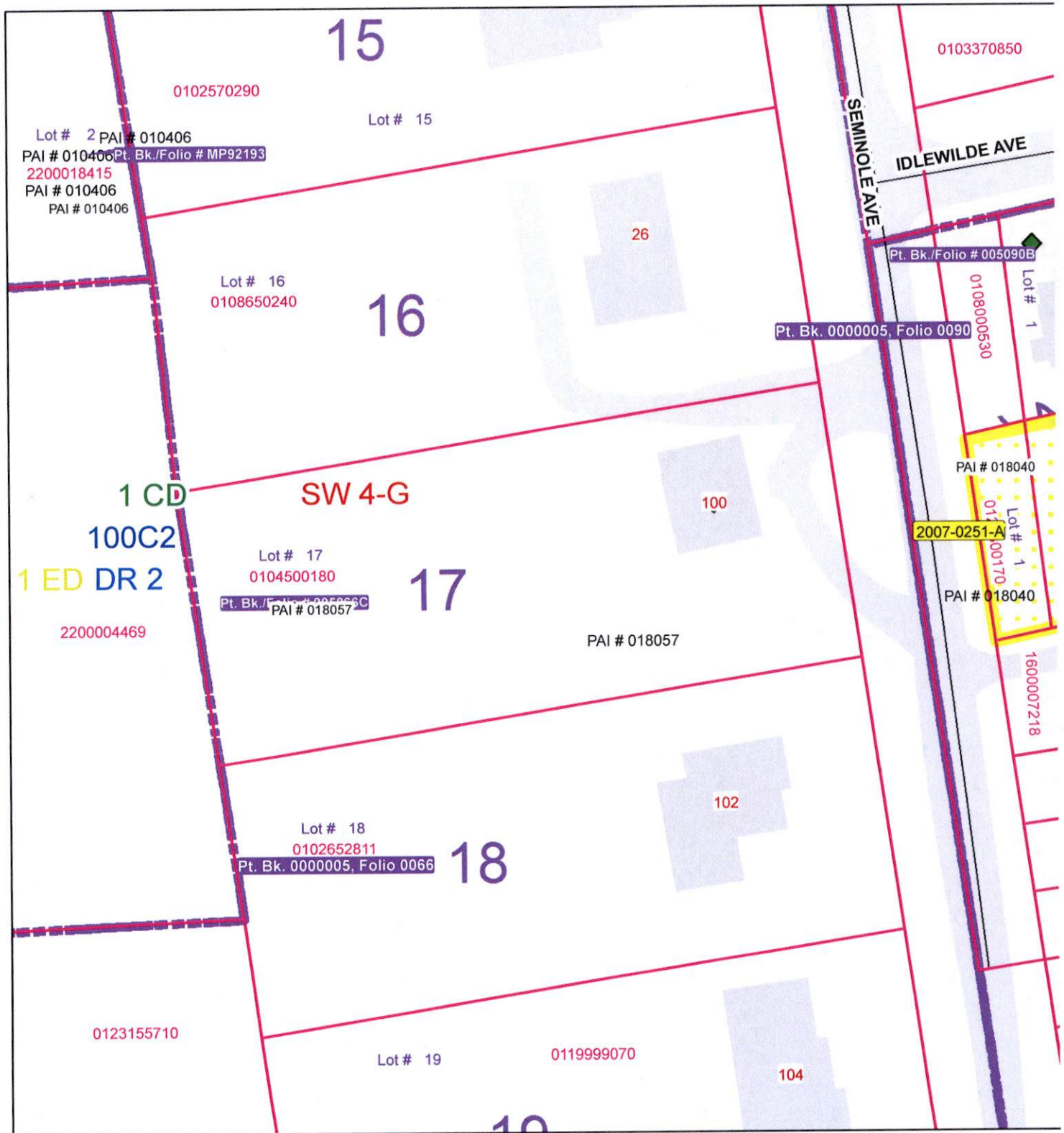
Division Chief:



Kathy Schlabach

c: Bill Skibinski
Praful Patel
Office of the Administrative Hearings
People's Counsel for Baltimore County

100 Seminole Avenue



Publication Date: 4/19/2016



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0258

Addition
on Left



Front Elevation

Item #0258

Item #
0258

Right side



Proposed Addition on
Left side the property (Looking from front)
Item #0258



Rear side

Item #
0258

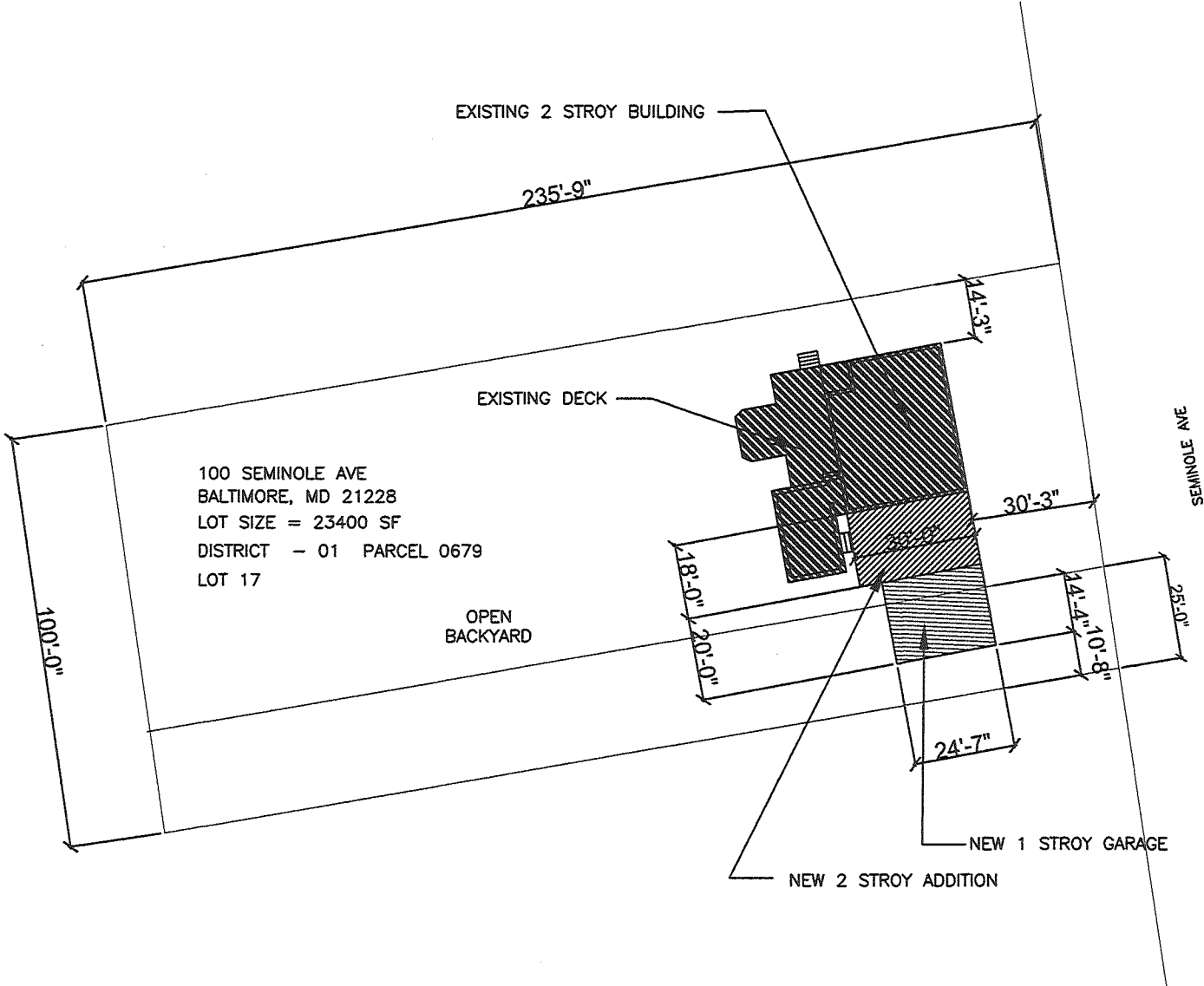


ZONNING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____

ADDRESS: 100 SEMINOLE AVE, CATONSVILLE, MD 21228, OWNERS NAME: TROLLEY PROPERTIES, (DAVID SCHIAVONE)

SUBDIVISION NAME: SEMINOLE HEIGHT LOT# 17. BLOCK # N/A SECTION # N/A

PLAT BOOK # 5 FOLIO # 66 10 DIGIT TAX NO: 0104500180



- NEW GARAGE ADDITION
- NEW HOUSE ADDITION
- EXISTING HOUSE

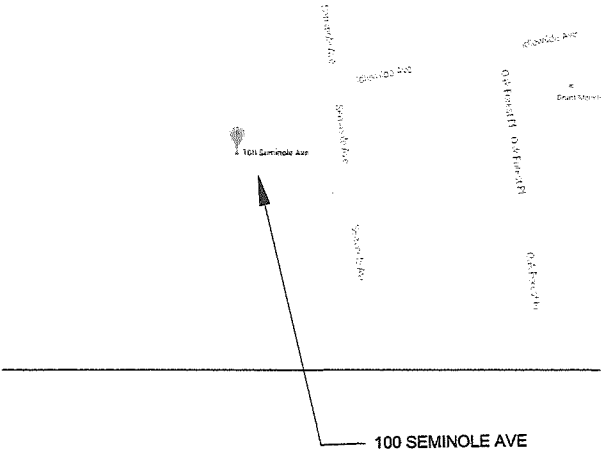


SITE PLAN

SCALE: 1" = 40'

COVERAGE CALCULATIONS

LOT COVERAGE	=	23400 SF
BUILDING COVERAGE	=	1046 SF
EXISTING CONC PORCH	=	345 SF
EXISTING DECK	=	510 SF
NEW ADDITION	=	540 SF
NEW GARAGE	=	492 SF



KEY PLAN

NOT TO SCALE

ZONNING MAP #	100C2
SITE ZONED	DR2
ELECTION DISTRICT	01
COUNCIL DISTRICT	01
LOT REA ACREAGE	0.5372
HISTORIC :	NO
IN CBCA	NO
IN FLOOD PLAIN	NO

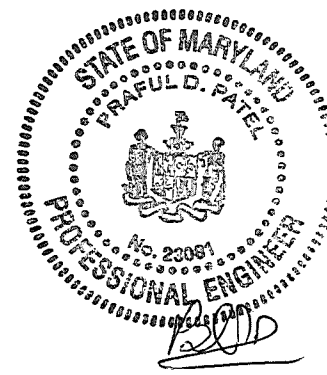
UTILITIES

WATER	
PUBLIC	<u>X</u> PRIVATE
SEWER	
PUBLIC	<u>X</u> PRIVATE

PRIOR HEARING NO

#2016-0258-A

RD



TROLLEY PROPERTIES 100 SEMINOLE AVE CATONSVILLE, MD 21228 HOME ADDITION		C1
SITE PLAN		
ARENCO, LLC ARCHITECTURAL ENGINEERING CONSULTANTS 526 RAMBLING SUNSET CIRCLE MOUNT AIRY, MARYLAND 21771		
SCALE AS SHOWN	WORK REQUEST # 15-256	SHEET 1 OF 1
DRAWING NO. 15-256-01		FILE NAME: