

IN RE: PETITION FOR ADMIN. VARIANCE
(9138 Glenmill Road)
11th Election District
5th Council District
William F. Schollian, Jr. &
Angelika R. Schollian
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0217-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, William F. Schollian, Jr. and Angelika R. Schollian ("Petitioners"). The Petitioners are requesting Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (open carport) with a side yard setback of 0 ft. in lieu of the required 7 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 23, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 3-17-17

By [Signature]

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

In its ZAC comment, the DOP suggested a 0 ft. setback would not allow for construction and/or maintenance of the carport. While this may be true, I believe such a concern would be more significant if a building addition with living space was proposed. Here, there are no exterior walls or a foundation which needs to be constructed; as such I do not believe the 0 ft. setback will be problematic.

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 17th day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition (open carport) with a side yard setback of 0 ft. in lieu of the required 7 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.
- Building materials for the carport addition shall be compatible with those of the existing principal dwelling.
- The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

ORDER RECEIVED FOR FILING

Date 3-17-17

By ISW

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 3-17-17

By dlw



KEVIN KAMENETZ
County Executive

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

March 17, 2017

William F. Schollian, Jr.
Angelika R. Schollian
9138 Glenmill Road
Baltimore, MD 21234

RE: Petition for Administrative Variance
Case No. 2017-0217-A
Property: 9138 Glenmill Road

Dear Petitioners:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Stanley Sirody, 4319 Harford Rd., Baltimore, MD 21214



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 9138 GLENMILL RD. BALTO, MD 21234 Currently zoned DR 3.5
 Deed Reference 32474 / 0340 10 Digit Tax Account # 1113057070
 Owner(s) Printed Name(s) WILLIAM SCHOLLIAN, JR. / ANGELIKA SCHOLLIAN

(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) 1802.3.B BCZR C Prior to 1955
To permit an addition (open carport) with a side yard setback of 0' in lieu of the required 7'.

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):

WILLIAM SCHOLLIAN JR. / ANGELIKA SCHOLLIAN

Name #1 – Type or Print

Name #2 – Type or Print

William F Schollian Jr. Angelika Schollian

Signature #1

Signature #2

9138 GLENMILL RD BALTO, MD

Mailing Address

City

State

21234, 410 254-6853

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:

STANLEY SIRODY

Name – Type or Print

Stanley Sirody

Signature

4319 HARFORD RD. BALTO, MD

Mailing Address

City

State

21214, 410 419-7320

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 2017-0217-A

Filing Date 2/15/17

Estimated Posting Date 2/20/17

Reviewer JR

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: 9138 GUENMILL RD. BALTO. MD 21234
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)

THE PETITIONERS, A SENIOR COUPLE, NEED A COVERED AREA FOR ACCESS
TO/FROM SIDE DOOR OF HOME IN INCLEMENT WEATHER, AND TO ELIMINATE
HAVING TO CLEAN SNOW AND ICE FROM THEIR AUTOMOBILE.

PROPOSED CARPORT WOULD BE BUILT AT PROPERTY LINE. WE ARE ASKING
THAT RELIEF BE PROVIDED SO THAT EXISTING SIDE SETBACK REQUIREMENT
BE SET ASIDE TO ALLOW FOR CONSTRUCTION OF OPEN CARPORT OVER
EXISTING DRIVEWAY, TO BE ATTACHED TO HOUSE, FOR THE REASONS
LISTED ABOVE.

THIS WILL NOT SET A PRECEDENT, AS OTHER HOMES IN THE AREA
ALREADY HAVE ATTACHED CARPORTS.

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

William F Schollian Jr
Signature of Owner (Affiant)

WILLIAM F. SCHOLLIAN JR.
Name- Print or Type

Angelika Schollian
Signature of Owner (Affiant)

ANGELIKA SCHOLLIAN
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 first day of February 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William F. Schollian, Jr and Angelika Schollian

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

AS WITNESS my hand and Notaries Seal

Phyllis J Karas
Notary Public
June 21, 2017 Phyllis J. Karas
My Commission Expires

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: 9138 GLENMILL RD. BALTO. MD 21234
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)

THE PETITIONERS, A SENIOR COUPLE, NEED A COVERED AREA FOR ACCESS
TO / FROM SIDE DOOR OF HOME IN INCLEMENT WEATHER, AND TO ELIMINATE
HAVING TO CLEAN SNOW AND ICE FROM THEIR AUTOMOBILE.

PROPOSED CARPORT WOULD BE BUILT AT PROPERTY LINE. WE ARE ASKING
THAT RELIEF BE PROVIDED SO THAT EXISTING SIDE SETBACK REQUIREMENT
BE SET ASIDE TO ALLOW FOR CONSTRUCTION OF OPEN CARPORT OVER
EXISTING DRIVEWAY, TO BE ATTACHED TO HOUSE, FOR THE REASONS
LISTED ABOVE.

THIS WILL NOT SET A PRECEDENT, AS OTHER HOMES IN THE AREA
ALREADY HAVE ATTACHED CARPORTS.

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

William F Schollian Jr

Signature of Owner (Affiant)

WILLIAM F. SCHOLLIAN JR

Name- Print or Type

Angelika Schollian

Signature of Owner (Affiant)

ANGELIKA SCHOLLIAN

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 first day of February, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: William F. Schollian, Jr and Angelika Schollian

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

AS WITNESS my hand and Notaries Seal

Phyllis J. Karas
Notary Public Phyllis J. Karas
June 21, 2017
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 4138 GLENMILL RD, BALTO, MD 21234 Currently zoned DR 3.5
 Deed Reference 32474 / 0320 10 Digit Tax Account # 1113057070
 Owner(s) Printed Name(s) WILLIAM SCHOLLIAN, JR + ANGELIKA SCHOLLIAN

(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/plot attached hereto and made a part hereof, hereby petition for an:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1802.3.B BCZR (Prior to 1955)
To permit an addition (open carport) with a side yard setback of 0' in lieu of the required 7'.

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):

WILLIAM SCHOLLIAN JR. ANGELIKA SCHOLLIAN

Name #1 – Type or Print

Name #2 – Type or Print

William F Schollian Jr. Angelika Schollian

Signature #1

Signature #2

9138 GLENMILL RD. BALTO. MD

Mailing Address

City

State

21234, 410 254-6853,

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:

STANLEY SIRODY

Name – Type or Print

Stanley Sirody

Signature

4319 HARFORD RD. BALTO. MD

Mailing Address

City

State

21214, 410 419-7320, stoshman@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 2017-0217-A

Filing Date 2/15/17

Estimated Posting Date 2/24/17

Reviewer JK

**ZONING PROPERTY DESCRIPTION FOR 9138 GLENMILL ROAD,
BALTIMORE., MD 21234**

Beginning at a point on the north side of Glenmill Road, which is 50 feet wide at a distance of 100 feet north of the centerline of the nearest improved intersecting street, Naygall Road, which is 50 feet wide,

Being Lot #6, Block C, Section D, in the subdivision of Joppa Village, as recorded in Baltimore County Plat Book #22, Folio #14, containing 12,000 square feet. Located in the 11th Election District and 5th Council District.

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

№ 150303

Date: 2/15/17

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0100		6150				75.00

Total: 75.00

Rec
From: STAN DIRADY LLC

For: Admin. Vrs.
CR # 2017-0217-A
7135 GLENMILL RD

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
2/15/2017 2/15/2017 10:42:10 3
REG MS03 WALKIN CAN
>>RECEIPT # 716042 2/15/2017 OFLH
Dept 5 328 ZONING VERIFICATION
CR NO. 150303

Recpt Tot \$75.00
\$75.00 CK \$.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2017-0217-A

RE: Case No.: _____

Petitioner/Developer: _____

William & Angelica Schollian

March 13, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

9138 Glenmill Road

February 23, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 February 23, 2017

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0217 -A Address 9138 GLENMILL RD
Contact Person: Juan Fernandez Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 2-15-17 Posting Date: 2-26-17 Closing Date: 3-13-17

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 2017- 0217 -A Address 9138 GLENMILL RD
Petitioner's Name William & Angelica Schollan Telephone 410-254-6853
Posting Date: 2-26-17 Closing Date: 3-13-17
Wording for Sign: To Permit an addition (open carport) with a side yard setback of 0' in lieu of the required 7.

Revised 7/6/16

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2017-0217-A

Property Address: 9138 GLENMILL ROAD, BALTO., MD 21234

Property Description: LOT 6, BLOCK C, SECTION D, JOPPA VILLAGE
AS RECORDED IN PLAT BK #22, FOLIO #14

Legal Owners (Petitioners): WILLIAM F. SCHOLLIAN JR. / ANGELIKA SCHOLLIAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM SCHOLLIAN JR.

Company/Firm (if applicable): _____

Address: 9138 GLENMILL ROAD
BALTO. MD 21234

Telephone Number: 410 254-6853

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

March 15, 2017

William & Angelika Schollian Jr.
9138 Glenmill Road
Baltimore MD 21234

RE: Case Number: 2017-0217 A, Address: 9138 Glenmill Road

Dear Mr. & Ms. Schollian:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 15, 2017. 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Stanley Sirody, 4319 Harford Road, Baltimore MD 21214

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



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

Date: 2/22/17

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. 2017-0217-A

Administrative Variance
William & Angelika Schollman
9138 Glenmill Road

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, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2017
Item No. 2017-0215, 0216, and 0217

DATE: February 23, 2017

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02202017.doc

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/1/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-217



INFORMATION:

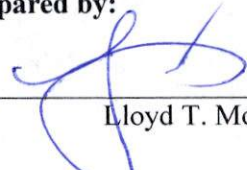
Property Address: 9138 Glenmill Road
Petitioner: William F. Schollen, Jr., Angelika Schollan
Zoning: DR 3.5
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for administrative variance to permit an addition (open carport) with a side yard setback of 0 feet in lieu of the required 7'.

The Department does not oppose granting setback relief but advises a 0' setback will not allow for the installation and maintenance of the addition. The Department recommends a setback to be determined by the Administrative Law Judge (ALJ) sufficient to allow for said installation and maintenance or in the alternative the petitioners must show to the satisfaction of the ALJ that they have the right to enter the adjacent property.

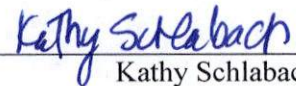
For further information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Lloyd T. Moxley
Stanley Sirody
Office of the Administrative Hearings
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 18, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0217-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 17, 2017. 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

Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Account Identifier: **District - 11 Account Number - 1113057070**

Owner Information

Owner Name:	SCHOLLIAN WILLIAM F JR SCHOLLIAN ANGELIKA R	Use:	RESIDENTIAL
Mailing Address:	9138 GLENMILL RD BALTIMORE MD 21234-1306	Principal Residence:	YES
		Deed Reference:	/32474/ 00340

Location & Structure Information

Premises Address:	9138 GLENMILL RD 0-0000	Legal Description:	288 S HINES RD JOPPA VILLAGE
--------------------------	----------------------------	---------------------------	---------------------------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0071	0012	1116		0000	D	C	6	2015	Plat Ref:	0022/0014

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1958	1,260 SF		12,000 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1 1/2	YES	STANDARD UNIT	BRICK	1 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	111,000	87,000		
Improvements	96,200	106,100		
Total:	207,200	193,100	193,100	193,100
Preferential Land:	0			0

Transfer Information

Seller: LORENZO ANGELO W	Date: 08/27/2012	Price: \$250,000
Type: ARMS LENGTH IMPROVED	Deed1: /32474/ 00340	Deed2:
Seller: LORENZO ANGELO W	Date: 12/26/1991	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09009/ 00193	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: No Application

DR 1

1959-4768-X

1102002975

1107960300

1111017550

1105074210

1119012310

Pt. Bk. 00

4, Folio 0033

PAI # 118032

Pt. Bk./Folio #

PAI # 118032

071C1

PAI # 110003

Pt. Bk./Folio # 018015

PAI # 110003

HINES RD

9211
1119011430

1

Lot # 1

9209
1108003541

2

Lot # 2

1101013220

Lot # 3

1

9203
2400006014

Lot # 1

Pt. Bk./Folio # 076086

Lot # 2
1119034030

2

3

9141

Lot # 3

2400006015

Pt. Bk. 0000076, Folio 0086

Pt. Bk. 0000018, Folio 0015

127200052

1120067390
Lot # 4

4

9142

1123002500
Lot # 5

5

9140

1113057070

6

9138

PAI # 110081

PAI # 110081

Lot # 1

Pt. Bk. 0000027, Folio 0053

1118036680

1

9136

Pt. Bk./Folio # 027053A

2

9134

1102002935

Lot # 10

1103003430

Lot # 2

1113012281
Lot # 4

4

Lot # 5
1103052620
9137

5

1114000560
Lot # 6

6

9127
1111039520
Lot # 7

1113023370
Lot # 8

Lot # 1
Pt. Bk. 0000022, Folio 0014
1110046780
9124

1

NAYGALL RD

9122

1116045795

Lot # 2

2

Lot # 3

3

1112003210

1102003330
9118

GLENMILL RD

SITE

Lot # 3 2200004582
Pt. Bk. 0000062, Folio 0039

NE 10-F

DR 3.5

071C2

5 CD

1959-4717-X

11 ED

PAI # 110414 DR 5.5

2000005972 PAI # 110414
PAI # 110414

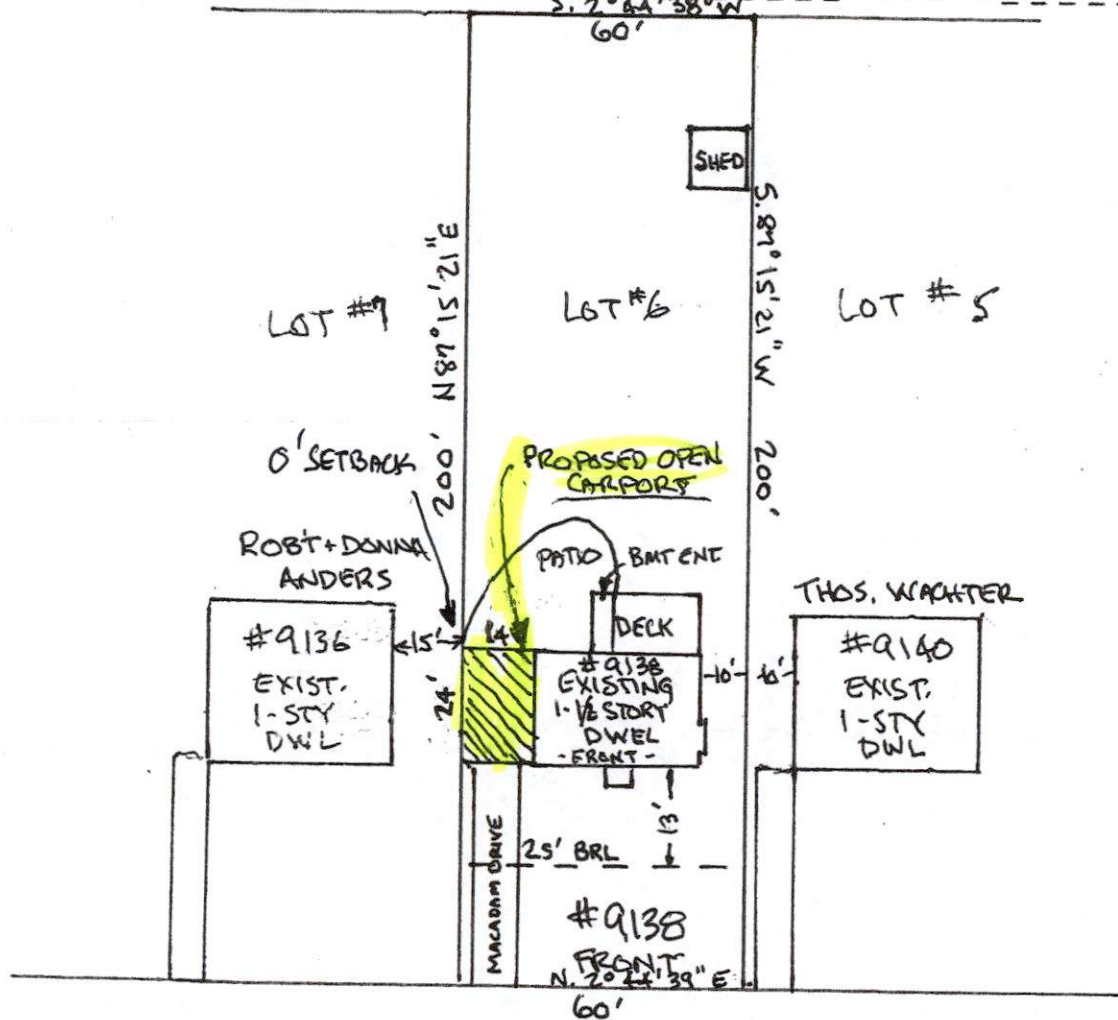
Pt. Bk. 0000053, Folio 0097

Pt. Bk./Folio # 053097

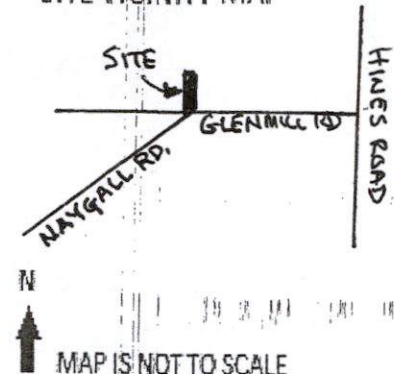
PAI # 110414

DR 10.5

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH ☒)
 ADDRESS 9138 GLENMILL ROAD OWNER(S) NAME(S) WILLIAM + ANGELIKA SCHOLLIAN
 SUBDIVISION NAME JOPPA VILLAGE LOT # 6 BLOCK # C SECTION # D
 PLAT BOOK # 22 FOLIO # 14 10 DIGIT TAX # 1113057070 DEED REF. # 32474/00340



SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 071C2
 SITE ZONED DR 3.5
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE .027
 OR SQUARE FEET 12,000
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH ☒
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

Pet. Exh. A

PLAN DRAWN BY STANLEY SIRODY DATE 2/14/17 SCALE: 1 INCH = 40 FEET



9136 GLENMILL RD.



9138 GLENMILL RD - FRT



9138 GLENMILL RD - SIDE



9136 GLENMILL RD

9138



9138

9140 GLENMILL RD.