



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 2520 Sycamore Ave. Sparrows Point, MD 21219 which is presently zoned DR 5.5

Deed References: 37220/314 10 Digit Tax Account # 1 5 2 3 1 5 4 9 3 4

Property Owner(s) Printed Name(s) Atlantic Properties, LLC

(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) 1B01.2.C.1.b.

incomplete filing

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)

TO BE PRESENTED AT HEARING

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:

Thomas G. Coale, Talkin & Oh, LLP
Name- Type or Print _____

Thomas G. Coale
Signature _____

5100 Dorsey Hall Drive, Ellicott City, MD
Mailing Address _____ City _____ State _____

21042 / 410-964-0300 t.coale@talkin-oh.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Atlantic Properties /LLC

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Paula Maxwell Stickell *Martin Stickell*
Signature #1 _____ Signature #2 _____

1603 Capitol Ave., #314-945, Cheyenne, WY
Mailing Address _____ City _____ State _____

82001 / _____ / _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Martin Stickell
Name - Type or Print _____

Martin Stickell
Signature _____

9620 Sepulveda Blvd., Unit 62, North Hills, CA
Mailing Address _____ City _____ State _____

91343 / 818-665-9422 marty.stickell@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER

Filing Date 5/9/18

Do Not Schedule Dates:

INTAKE KM

2018-0307-A



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Name- Type or Print

Thomas G. Coale
Signature

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Mailing Address City State

21042 / 410-964-0300 tcoale@talkin-oh.com
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Paula Maxwell Haskell *Martin Stickell*
Signature #1 Signature #2

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Name - Type or Print

Martin Stickell
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91343 / 818-665-9422 martyn.stickell@gmail.com
Zip Code Telephone # Email Address

CASE NUMBER

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Do Not Schedule Dates

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Signature #1 Signature #2

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CASE NUMBER

2018-0307-A

Filing Date

5/9/18

Do Not Schedule Dates:

INTAKE JCM

**LEGAL DESCRIPTION
OF
2520 SYCAMORE AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME and being known and designated as Lot No. 4, as laid down on a plat of Resubdivision of Lot No. 9, which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 96. (Lot No. 9 originally appeared on a plat recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 271). The improvements thereon being known as 2520 Sycamore Avenue. Fronting 38 feet 4 inches on the south side of Sycamore Avenue with an even rectangular depth south along Woodlawn Avenue 115 feet, subject to the right of supply of water at cost to 109 Oak Avenue, located on Lot 8 of a plat recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 2, folio 86.

EXCEPTING and reserving all that certain property known as 0.009 acres for road acquired by Baltimore County, Maryland, by deed dated February 29, 1985, in Liber 6886, folio 290.

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2520 SYCAMORE AVENUE
15TH ELECTION DISTRICT
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EXCEPTING and reserving all that certain property known as 0.009 acres for road acquired by Baltimore County, Maryland, by deed dated February 29, 1985, in Liber 6886, folio 290.

Date: 5/9/18

Baltimore County, Maryland

Total: 75

For: 2018-0307-A

PLEASE PRESS HARD!!!!

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/25/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-307

RECEIVED
JUN 26 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

INFORMATION:

Property Address: 2520 Sycamore Avenue
Petitioner: Atlantic Properties/ LLC (Paola and Martin Stickell)
Zoning: DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for variance from BCZR 1B01.2.C.1.b, the petition offers no further information.

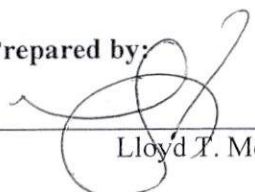
A site visit was conducted on May 15, 2018. There is an open code violation case # CC1708496 against the subject property.

The Department does not support granting the petitioned zoning relief.

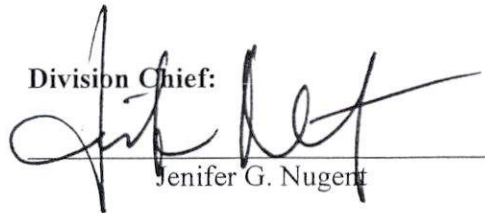
The site is within a Community Conservation Area (CCA) as per Master Plan 2020. Regardless of the condition of the community, the Department is not obviated from its duty to apply the goals of the Master Plan 2020 in ensuring the orderly development of the County so directed by BCZR § 100.1.A. CCAs were established to "*conserve, revitalize and enhance our older communities*" (MP2020 pg. 39). The Department recommends that the addition that was built without benefit of a permit be removed. The plan indicates sufficient space in the rear that may allow for expanding the dwelling in a way that is legal, conforming and maintains the street edge along Woodlawn Avenue. In so doing the goals of the MP 2020 to preserve communities is realized, no physical obstructions to DPW in performing repairs to the utilities existent within Woodlawn Avenue is maintained and the ability to install a sidewalk in future is preserved.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
Thomas G. Coale, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore Count

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/19/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-322

INFORMATION:

Property Address: 1200 White Avenue
Petitioner: Davud Musayev
Zoning: BR AS
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve amending of the previously approved site plan, reflecting the removal of the garage and the layout of display parking, from Case# 2018-105.

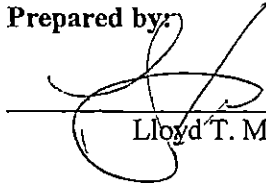
A site visit was conducted on June 5, 2018. The site is the subject of previous zoning Case# 2018-105 wherein a special exception for used motor vehicle sales was granted with conditions.

The Department of Planning does not object to granting the petitioned zoning relief conditioned upon the following:

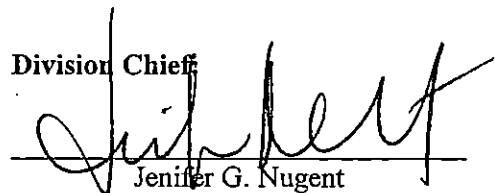
- The petitioners comply with all Department comments as amended by the Administrative Law Judge and made a part of his Order in the aforementioned zoning Case# 2018-105

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

Prepared by:


Lloyd T. Moxley

Division Chief


Jennifer G. Nugent

AVA/JGN/LTM/

c: Krystle Patchak
Mostafa Izadi, P.E.
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 5/24/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0307-A

Variance
Atlantic Properties, LLC
2520 Sycamore 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,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: VKD
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2018
Item No. 2018-0307-A

DATE: June 16, 2018

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

The site plan shows the existing framed structure within the public right-of-way of Woodlawn Ave. The existing building should be within the property lines and outside the right-of-way of Woodlawn Ave.

* * * * *

VKD: cen
cc: file

LAW OFFICES OF
TALKIN & OH, LLP
COLUMBIA OFFICE
5100 DORSEY HALL DRIVE
ELLICOTT CITY, MARYLAND 21042-7870

(410) 964-0300
(301) 596-6500
Fax: (410) 964-2008

July 12, 2018

Mr. Arnold Jablon, Director
Zoning Review Office
Department of Permits, Approvals & Inspections
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: Atlantic Properties, LLC, Petitioner;
2520 Sycamore Avenue, Sparrows Point, Maryland 21219;
Petition for Zoning Hearing, #2018-0307-A

Dear Mr. Jablon:

Please accept this request on behalf of the Petitioner to withdraw the above-referenced
Petition for Zoning Hearing filed with your office on May 9, 2018.

Thank you for your assistance in this regard.

Very truly yours,

TALKIN & OH, LLP



Thomas G. Coale

cc: Martin Stickell

To: Administrative Law Judge

From: Joseph Merrey, Intake Planner

Date: 05/09/18

Case Number: 2018-0307-A

Applicant was advised of the following deficiencies and issues with this filing. She contacted her boss/attorney and they insisted on filing as-is.

- The site plan is missing basic checklist information.
- The site plan shows addition "IN" the public right of way. The department of Real Estate advised this would require a Road Closing hearing, not a zoning variance.
- The Petition form is incomplete as to the requested relief. The attorney has entered his appearance on the petition form; I cannot make changes over his signature.
- Neither the attorney nor the author of the site plan were present at the filing, although the applicant did contact her boss by telephone and indicated that he just wanted it filed and he would make the necessary revisions later.

**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/neighbor 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: 2018-0307-A

Property Address: 2520 Sycamore Ave., Sparrows Point, MD 21219

Property Description: THAT PROPERTY LOCATED ON THE ~~AS~~/COR

Legal Owners (Petitioners): Atlantic Properties LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kelly Wagner

Company/Firm (if applicable): Talkin & Oh, LLP

Address: 5100 Dorsey Hall Dr.
Ellicott City, MD 21042

Telephone Number: (410) 964-0300



2001-0183-A

1994-0262-A

1993-0266-A

1995-0448-SPH

1998-0058-A

107-A

107-B

7 CD

DR 5.5
111C2

15 ED

SE 6-H

1600007029
Lot # 4 2509
1600007028

Pt. Bk. 0000008, Folio 0073
1523502560

Lot # 7
1502650170

1503002950

1518473340

2512-1/2
Pt. Bk. 0000006, Folio 0082
PAI # 158044

PAI # 158044

1502006580

2514

2516

200006832
Lot # 2

2520

2522

2526

2524

PAI # 150348
2528

SYCAMORE AVE

PAI # 150348

Pt. Bk./Folio # 001271

2530

2525

1502203000

2512-B
1519391530

Lot # 4

Lot # 8

Lot # 5 1523001720

Lot # 4 1523154934

Lot # 6 1523154935

Lot # 7 1520800370
Pt. Bk. 0000004, Folio 0096

Lot # 9 1523505600

1523502621

Pt. Bk./Folio # MP07058

Lot # 3

2500005896

PAI # 150904

2015-0412-PAI # 150904

PAI # 150904

PAI # 150904

Lot # 3 2400013541

Pt. Bk. 0000002, Folio 0086

PAI # 150803

PAI # 150803

PAI # 150803

Pt. Bk./Folio # MP03033

PAI # 150803

2400013540

Lot # 2

Lot # 8

1523154930

Pt. Bk./Folio # 002086

1800013419

1506000310

1523000510

Lot # 7

1525000110

2534

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
2520 Sycamore Avenue, S corner of Sycamore *
And Woodlawn Avenues * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): Atlantic Properties, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-307-A

* * * * *

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.

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

RECEIVED

MAY 16 2018

CERTIFICATE OF SERVICE

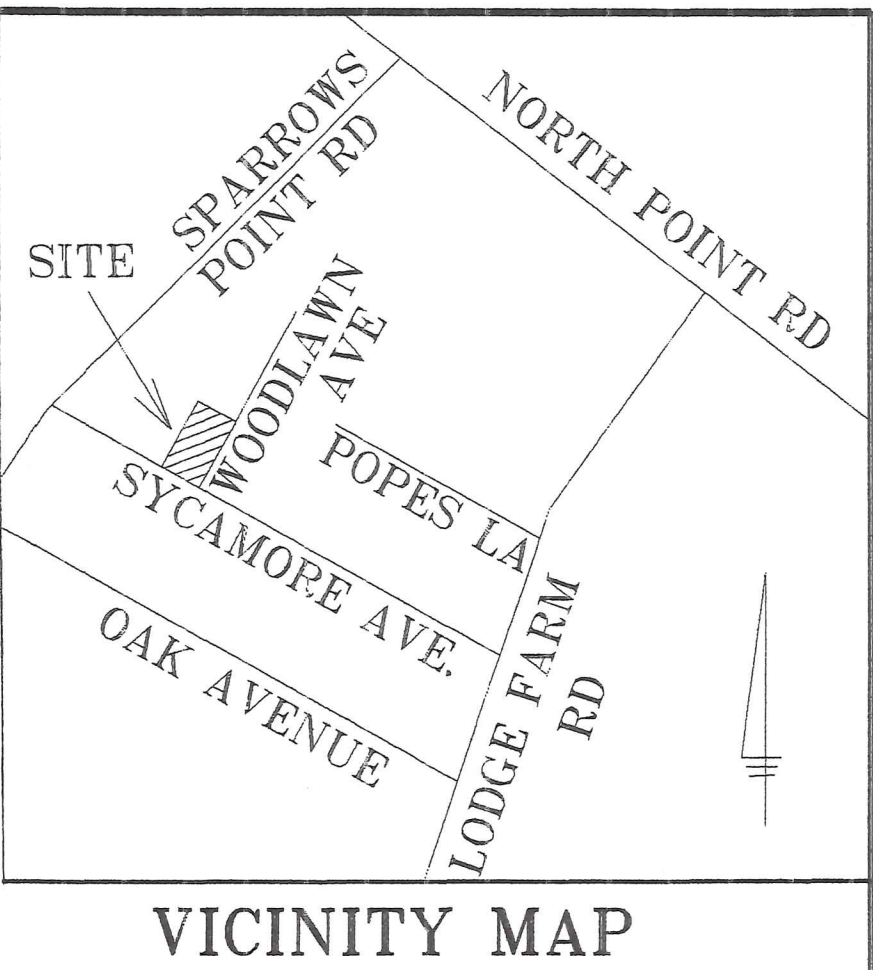
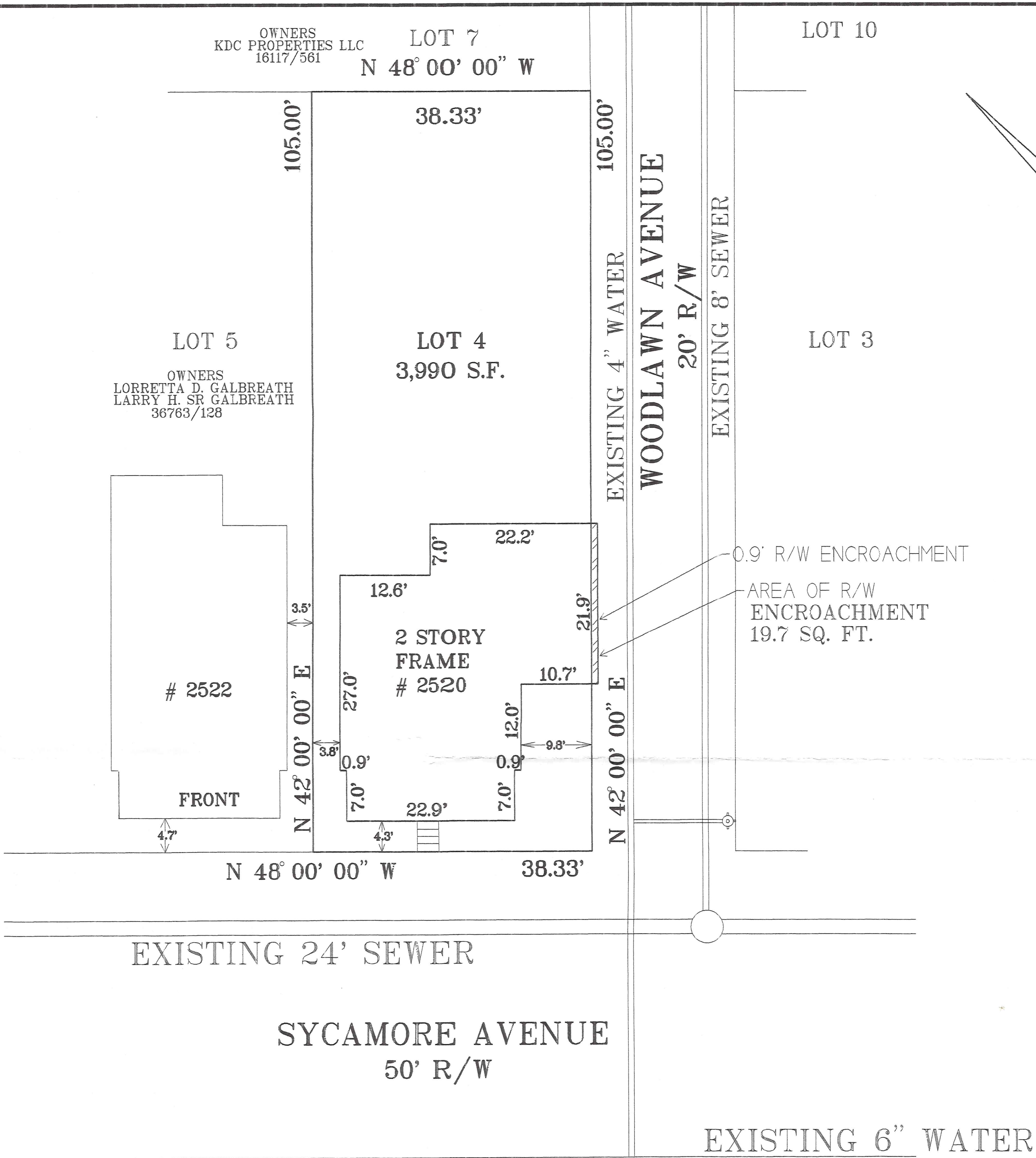
I HEREBY CERTIFY that on this 16th day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Martin Stickell, 9620 Sepulveda Blvd, Unit 62, North Hills, CA 91343 and Thomas G. Coale, Esquire, Talkin & Oh, LLP, 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

GENERAL NOTES

- 1) ZONING MAP 111
2) SITE ZONED DR5.5
3) ELECTION DISTRICT 15
4) COUNCIL DISTRICT 7
5) LOT AREA ACREAGE 0.0916
OR SQUARE FEET 3,990
6) HISTORIC NO
7) IN CBCA NO
8) FLOOD PLAIN NO
9) UTILITIES, MARK WITH X
WATER IS :
PUBLIC X PRIVATE
SEWER IS :
PUBLIC X PRIVATE
10) PRIOR HEARING NO



SCALE 1" = 10'	DWG. BY G.E.L.	CASE No.
LIBER 37220 FOLIO 314	ELECTION DISTRICT 15	COUNTY BALTIMORE
PLAT BOOK 4 PLAT NO. 96	DATE 03/08/18	

NOTE: LICENSE NO. 574
EXPIRATION DATE 03/21/19

MARYLAND LAND SURVEYING CONSULTING LAND SURVEYORS AND PLANNERS 9890 LYON AVENUE LAUREL, MARYLAND 20723 (301) 206-2258	SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED BY ACCEPTED FIELD PRACTICES. THIS VARIANCE EXHIBIT SURVEY IS FOR THE DETERMINING PROPERTY LINES, AND NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, AND LOT CORNERS HAVE BEEN SET BY THIS SURVEY.		DATE 03/08/18	VARIANCE EXHIBIT REQUIREMENT PLAN FOR ATLANTIC PROPERTIES LLC 2520 SYCAMORE AVENUE BALTIMORE, MARYLAND ODD FELLOWS SPARROWS TAX MAP 111, PARCEL 101, TAX NO. 1523154934
			SCALE 1" = 10'	
			CHECKED BY	
			DRAWN BY	
			DESIGNED BY	
			SHEET 1 OF 1	