

M E M O R A N D U M

DATE: October 10, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0040-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 2018. 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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(13 Seminole Avenue) *
1st Election District * OFFICE OF ADMINISTRATIVE
1st Council District *
Mary Susan Cole * HEARINGS FOR
Petitioner *
* BALTIMORE COUNTY
* CASE NO. 2019-0040-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owner of the property, Mary Susan Cole (“Petitioner”). The Petitioner is requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 ft. in lieu of the required 40 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s 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 received from any of the county reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 17, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). 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

ORDER RECEIVED FOR FILING

Date 9-7-18

By BW

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

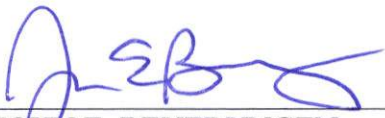
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 7th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the BCZR, to permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for her appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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 9-7-18

By [Signature]



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 21228 Currently zoned DR-2

Deed Reference 40434 / 00200 10 Digit Tax Account # 0112591810

Owner(s) Printed Name(s) MARY SUSAN COLE

(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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 feet in lieu of the required 40 feet.

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):

MARY SUSAN COLE /

Name #1 – Type or Print

Name #2 – Type or Print

Mary A Cole /

Signature #1

Signature #2

13 SEMINOLE AVE. CATONSVILLE MD.

Mailing Address

City

State

21228 /

Zip Code

443-624-1366 /

Telephone #

SUSAN.COLE@CATHLINK.NE

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:

DAMON EDGAR

Name – Type or Print

Damon Edgar

Signature

P.O. BOX 567 CROWNSVILLE, MD. 21032

Mailing Address

City

State

21032 /

Zip Code

443-871-3340 /

Telephone #

DAMON@EDGONLINE.COM

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 8/8/18 day of August, 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

2019-0040-A

Filing Date

8/8/18

Estimated Posting Date

8/19/18

Reviewer

AT

- 9/2/18

Rev 5/5/2016

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)

THE LOT WAS DEVELOPED IN 1952 AND THE DWELLING PLACED AT THE TOP OF THE HILL AND APPROX 32' FROM THE REAR OF THE PROPERTY LINE. THE LOCATION PROHIBITS FURTHER EXPANSION TO THE REAR WITHOUT A VARIANCE. THE FRONT OF THE LOT IS A STEEP SLOPE AND AN ADDITION IN THE FRONT WOULD BE OUT OF CHARACTER OF THE NEIGHBORHOOD. THE ADDITION PROVIDES A SLEEPING AREA ON THE FIRST FLOOR AND WILL ALLOW THE "FLOW" OF THE SPACE TO BE BETTER. THE OWNER NEEDS TO HAVE A MASTER BEDROOM ON THIS FLOOR TO ELIMINATE STAIRS. THE LOWER LEVEL WILL SERVE AS A GARAGE AND PROPER STORAGE NEEDED. THE PLACEMENT WILL CREATE THE NEED FOR A VARIANCE TO THE CODE AS A 30' REAR YARD SETBACK IS REQUIRED. WE ARE ASKING FOR A 22' VARIANCE TO THE 30' SETBACK. THE ATTACHED PHOTOS WILL SHOW THAT THERE WILL BE NO IMPACT ON ADJACENT PROPERTIES AS THE NEIGHBORING STRUCTURES ARE 90' AWAY OR SCREENED FROM VIEW.

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

Mary S. Cole
Signature of Owner (Affiant)

Signature of Owner (Affiant)

MARY SUSAN COLE
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

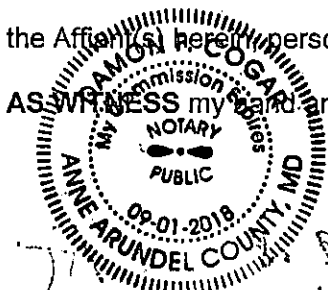
ANNE ARUNDEL
STATE OF MARYLAND, COUNTY OF ~~BALTIMORE~~, to wit:

I HEREBY CERTIFY, this 7th day of AUGUST, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: MARY SUSAN COLE

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
7-1-18
My Commission Expires 9-1-2018

Affidavit in Support of Administrative Variance

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

Mary A Cole

Signature of Owner (Affiant)

Signature of Owner (Affiant)

MARY SUSAN COLE

Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

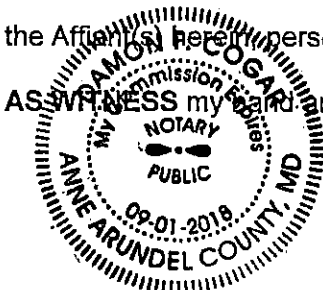
ANNE ARUNDEL
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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Print name(s) here: MARY SUSAN COLE

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
7-1-18
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 21228 Currently zoned DR-2
 Deed Reference 40434 / 00200 10 Digit Tax Account # 0112591810
 Owner(s) Printed Name(s) MARY SUSAN COLE

(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) 1B02.3.C.1 of BCZR to permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 feet in lieu of the required 40 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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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):

MARY SUSAN COLE /
 Name #1 – Type or Print Name #2 – Type or Print

Mary A Cole /
 Signature #1 Signature #2

13 SEMINOLE AVE. CATONSVILLE MD.
 Mailing Address City State

21228 / 443-624-1366 / SUSAN COLE @ CATHLINK.NE
 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:

DAMON LOGAR
 Name – Type or Print

Signature

P.O. BOX 567 CROWNSVILLE, MD. 21032
 Mailing Address City State

21032 / 443-871-3340 / DAMON@ADSGONLINE.COM
 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 2019-0040-A Filing Date 8/8/18 Estimated Posting Date 8/19/18 Reviewer AT

Rev 5/5/2016

2019-0040-A

13 SEMINOLE AVE. PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE EAST SIDE OF
SEMINOLE AVE. WHICH IS 50' RIGHT OF WAY, WIDE
AT A DISTANCE OF 642' SOUTH OF THE CENTRAL LINE
OF THE NEAREST IMPROVED INTERSECTING STREET
FREDERICK RD. WHICH IS 50' WIDE.

BEING LPT# 13A BLOCK () SECTION () IN THE

SUBDIVISION OF OAK FOREST PARK AS RECORDED

IN BALTIMORE COUNTY PLAT BOOK 0005 FOLIO 0090

CONTAINING 14,600 S.F. OF LOT. LOCATED IN ELECTION DISTRICT (1)
AND (1) COUNCIL DISTRICT

CERTIFICATE OF POSTING

RE: Case No. 2019-040-A

Petitioner: Mary Susan Cole

Closing Date: 9/3/18

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

13 Seminole Avenue (North & South sides of Front)

_____ on 8/17/18

Sincerely,

 8/17/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No 2019-0040-A



13 Seminole Avenue (NS front)

Richard E. Hoffman 8/12/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No 2019-0040-A



13 Seminole Avenue (SS front)

Richard E. Hoffman 8/17/18

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 040 - A Address 13 Seminole Avenue

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 08/08/2018 Posting Date: 08/19/18 Closing Date: 09/03/18

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 2019- 040 -A Address 13 Seminole Avenue

Petitioner's Name: Mary Susan Cole Telephone : 443-624-1366

Posting Date: 08/19/18 Closing Date: 09/03/2018

Wording for Sign: To permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 feet in lieu of the required 40 feet.



DONALD I. MOHLER III
County Executive

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

September 5, 2018

Mary Susan Cole
13 Seminole Avenue
Catonsville MD 21228

RE: Case Number: 2019-0040 A, Address: 13 Seminole Avenue

Dear Ms. Cole:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 8, 2018. 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
Damon Cogar, P O Box 567, Crownsville MD 21032

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: August 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0040-A
Address 13 Seminole Avenue
(Cole Property)

Zoning Advisory Committee Meeting of **August 20, 2018**.

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

Reviewer: Steve Ford



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 8/13/18

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. 2019-0040-A

*Administrative Variance
Mary Susan Cole
13 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,

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

Inter-Office Correspondence



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Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
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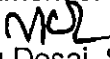
Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 5, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 20, 2018
Item No. 2019-0016-A, 0022, 0023-SPH, 0029-A, 0038-A, 0039-A, 0040-A
and 0042-SPHA

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

*

*

*

*

*

VKD: cen
cc: file

13 Seminole Avenue



Publication Date: 8/8/2018



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2019-0040-A

201200404

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>8-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>8-13</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8-17-18</u>	by <u>Hoffman</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 0112591810			
Owner Information					
Owner Name:		COLE MARY S		Use:	RESIDENTIAL
Mailing Address:		13 SEMINOLE AVE CATONSVILLE MD 21228-		Principal Residence:	YES
				Deed Reference:	/40474/ 00325
Location & Structure Information					
Premises Address:		13 SEMINOLE AVE CATONSVILLE 21228-		Legal Description:	13 SEMINOLE AVE OAK FOREST PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0100	0018	0763		0000	2019 0005/0090
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1952	2,053 SF	732 SF	14,600 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
1 1/2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	129,100	129,100			
Improvements	248,000	248,000			
Total:	377,100	377,100	377,100		
Preferential Land:	0				
Transfer Information					
Seller: COLE MARY S		Date: 07/19/2018		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /40474/ 00325		Deed2:	
Seller: AMERICAN INTERNATION RELOCATION SOLUTIONS LLC		Date: 06/28/2018		Price: \$657,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /40434/ 00200		Deed2:	
Seller: CORTINA CHRISTOPHER		Date: 06/28/2018		Price: \$657,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /40434/ 00194		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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: No Application					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0039-A **Reviewer:** Gary Hucik
Existng Use: RESIDENTIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Matthew Cimino & Jessica Lehson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 215 MELANCTHON AVE
Location: S/S of Melancthon Avenue, 508 ft. SE to the centerline of Francke Avenue

Existing Zoning: DR 2 **Area:** .93 CARES +/-
Proposed Zoning:
VARIANCE:
To allow 11 chickens on .93 acres in lieu of the required 1 acre.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: CC1806487
Closing Date:

Miscellaneous Notes:

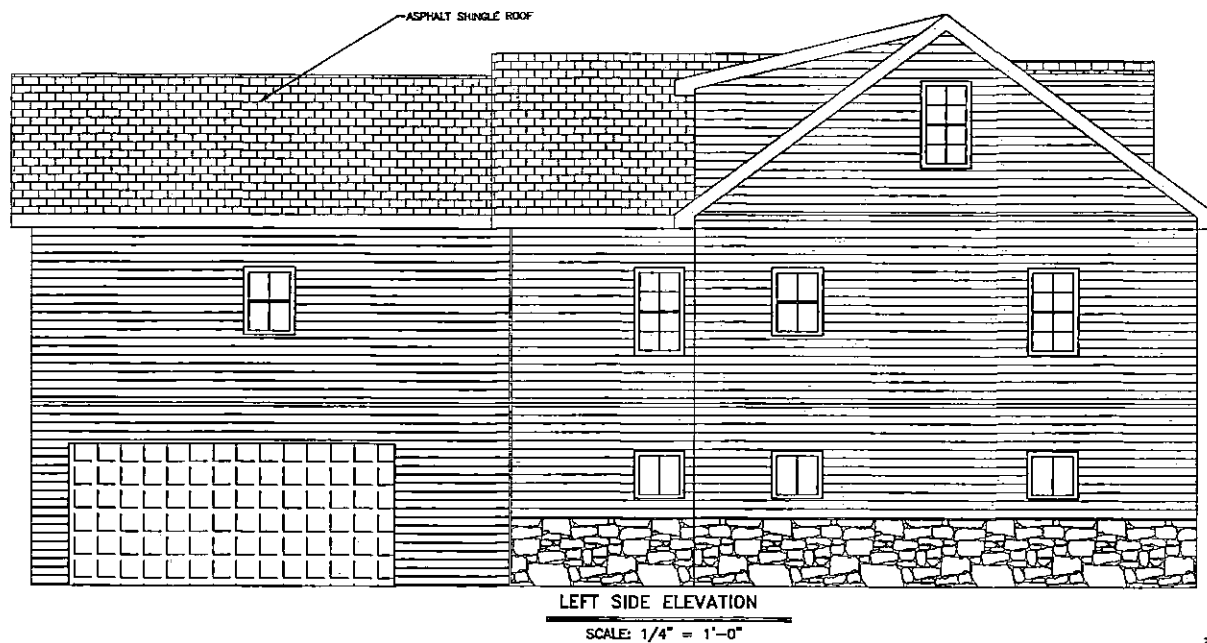
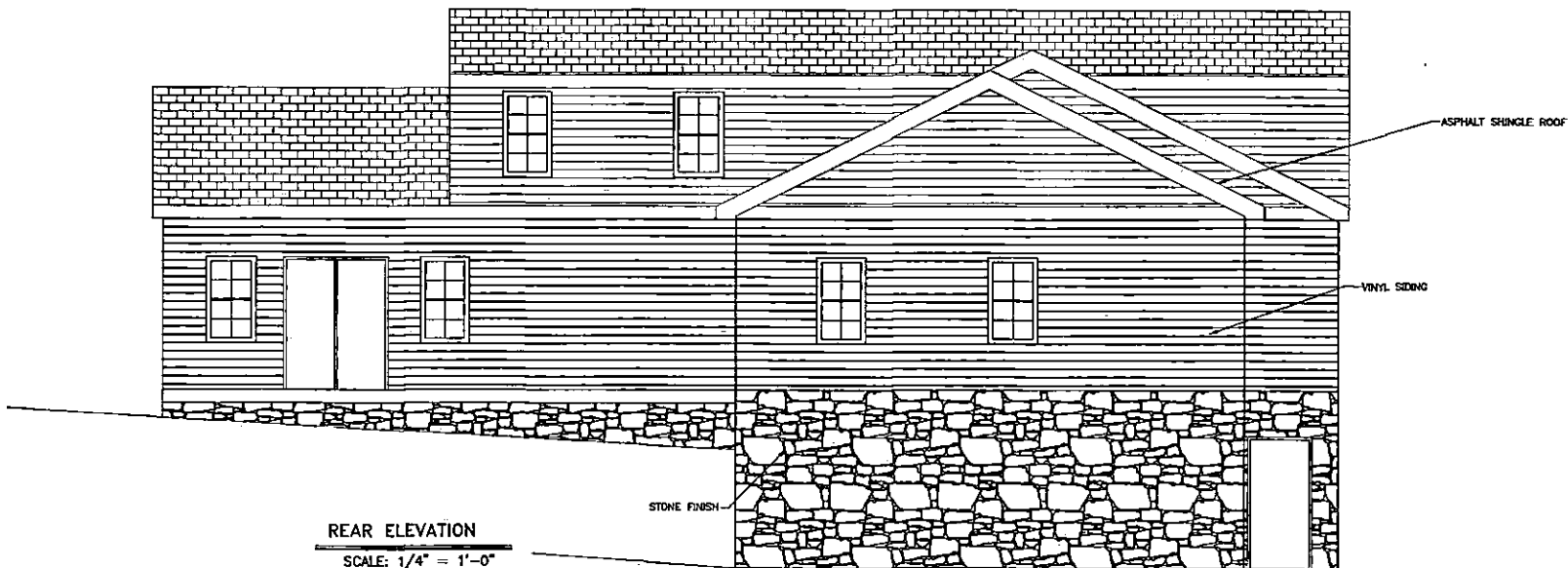
Case Number: 2019-0040-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Mary Susan Cole
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 13 SEMINOLE AVE
Location: E/S of Seminole Avenue, 692 ft. S of the centerline of Frederick Road

Existing Zoning: DR 2 **Area:** 14,600 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed 2-story addition to the rear of the existing dwelling with a rear yard setback of 8 ft. in lieu of the required 40 ft.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 09/03/2018

Miscellaneous Notes:



PLYWOOD SHEATHING:

1. FOR GENERAL NOTES SEE DRAWING A2.
2. SEE STRUCTURAL DRAWINGS FOR FRAMING PLANS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23001 EXPIRATION DATE: 04/24/2019

	INITIALS	DATE	SUSAN COLE 13 SEMINOLE AVE CATONSVILLE, MD 21228 RENOVATION AND ADDITION		A7
DRAWN	RP	05-30-18			
DESIGN	RP	05-30-18			
CHECKER	AA	05-30-18			
A-E MANAGER	AA	05-30-18			
CM			ELEVATIONS-1		
PM			ARENCO, LLC		
CUSTOMER			ARCHITECTURAL ENGINEERING CONSULTANTS 8207 DRAGONFLY COURT LAUREL, MARYLAND 20723		
SECTION HEAD					
SCALE	AS SHOWN	WORK SHEET #	18-173	SHEET	7 OF 20
		DRAWING NO.	18-173-07		

2019-0040-A

* 0400-2103

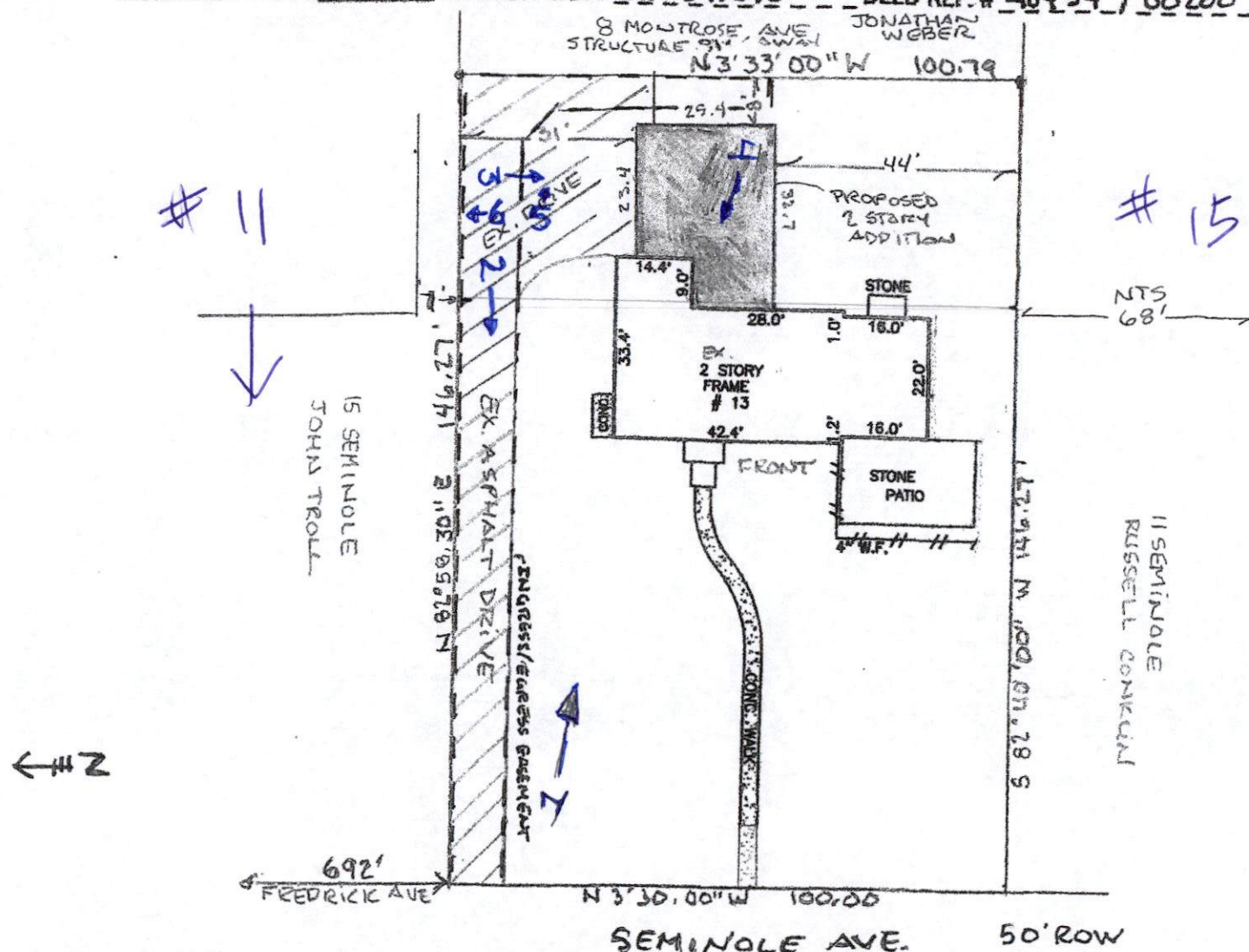
PICTURES 1-6

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

ADDRESS 13 SEMINOLE AVE OWNER(S) NAME(S) MARY S COLE

SUBDIVISION NAME OAK FOREST PARK LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 6005 FOLIO # 0090 10 DIGIT TAX # 0112591810 DEED REF. # 40434 / 00200



PLAN DRAWN BY DAMON COGAR

DATE 8/6/18

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

FREDRICK RD

SEM INOLE AVE.



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 ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

NA

PICTURES OF SITE 1-6

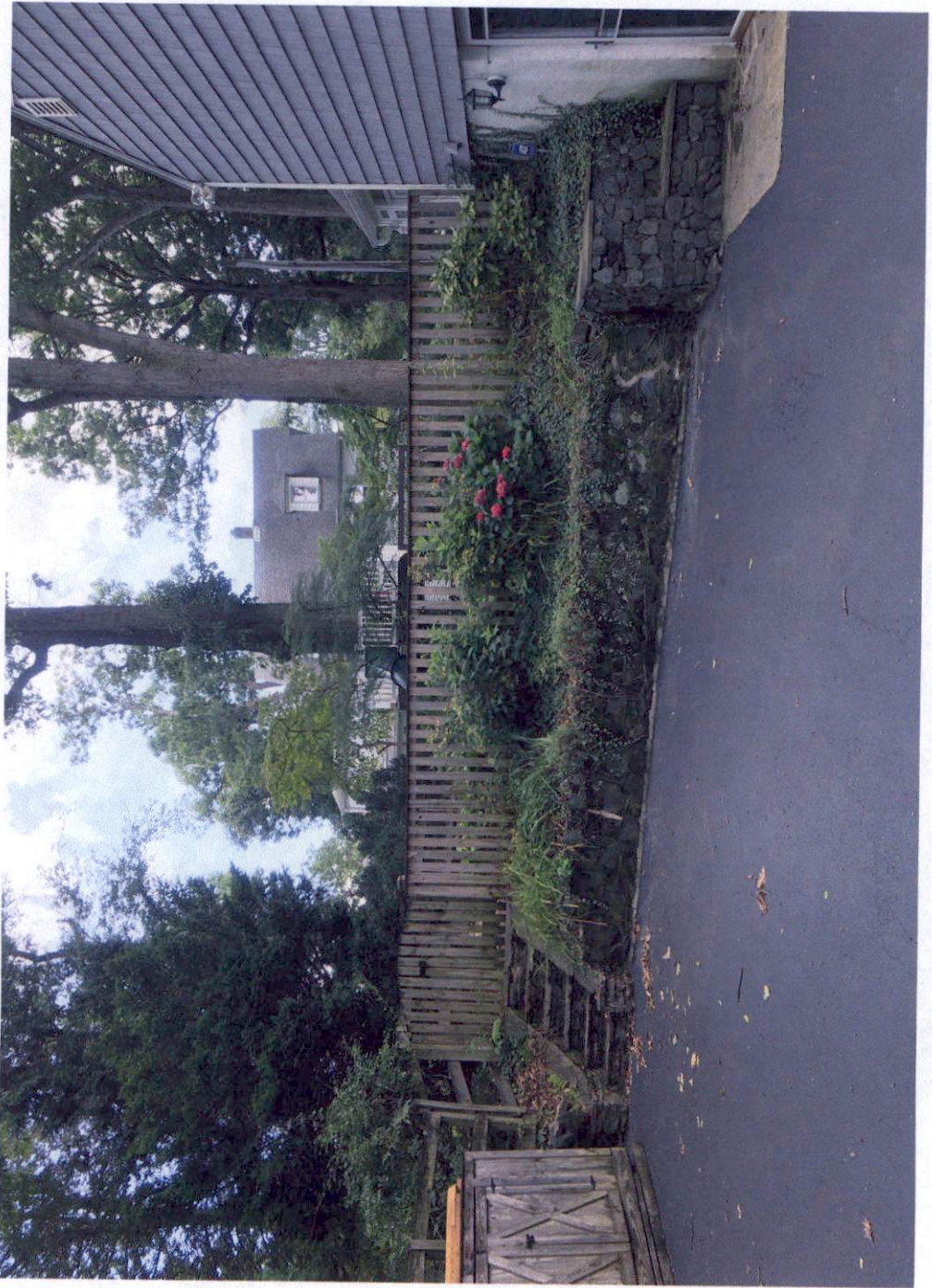


①

2



3



①



5





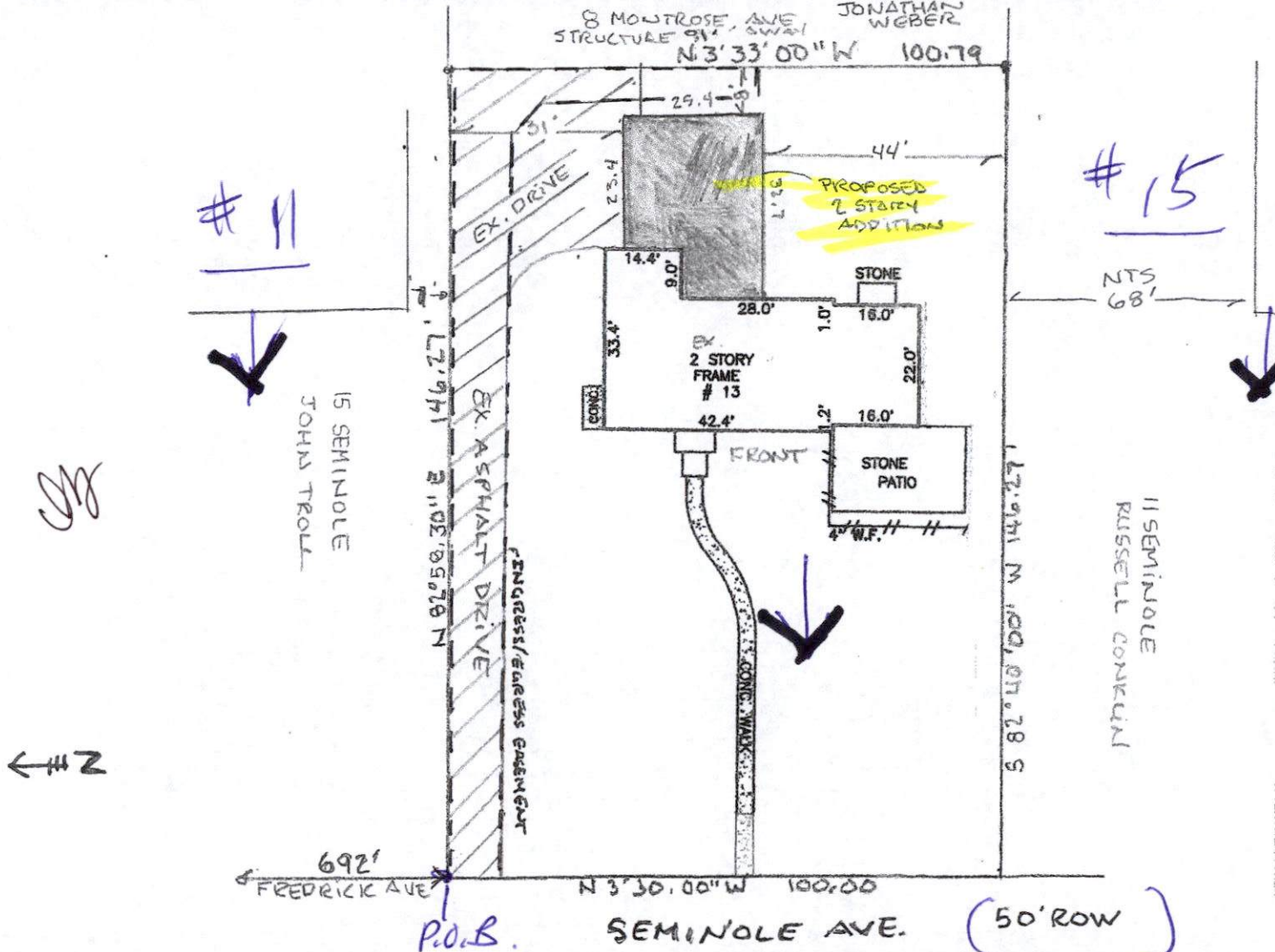
6

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

ADDRESS 13 SEMINOLE AVE OWNER(S) NAME(S) MARY S COLE

SUBDIVISION NAME OAK FOREST PARK LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 0005 FOLIO # 0090 10 DIGIT TAX # 0112591810 DEED REF. # 40434 / 00200



PLAN DRAWN BY DAMON COGAR

DATE 8/6/18

SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

FREDRICK RD

SEMINOLE AVE.



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 ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NA

2019-0040-A

Pat. Exp. 1

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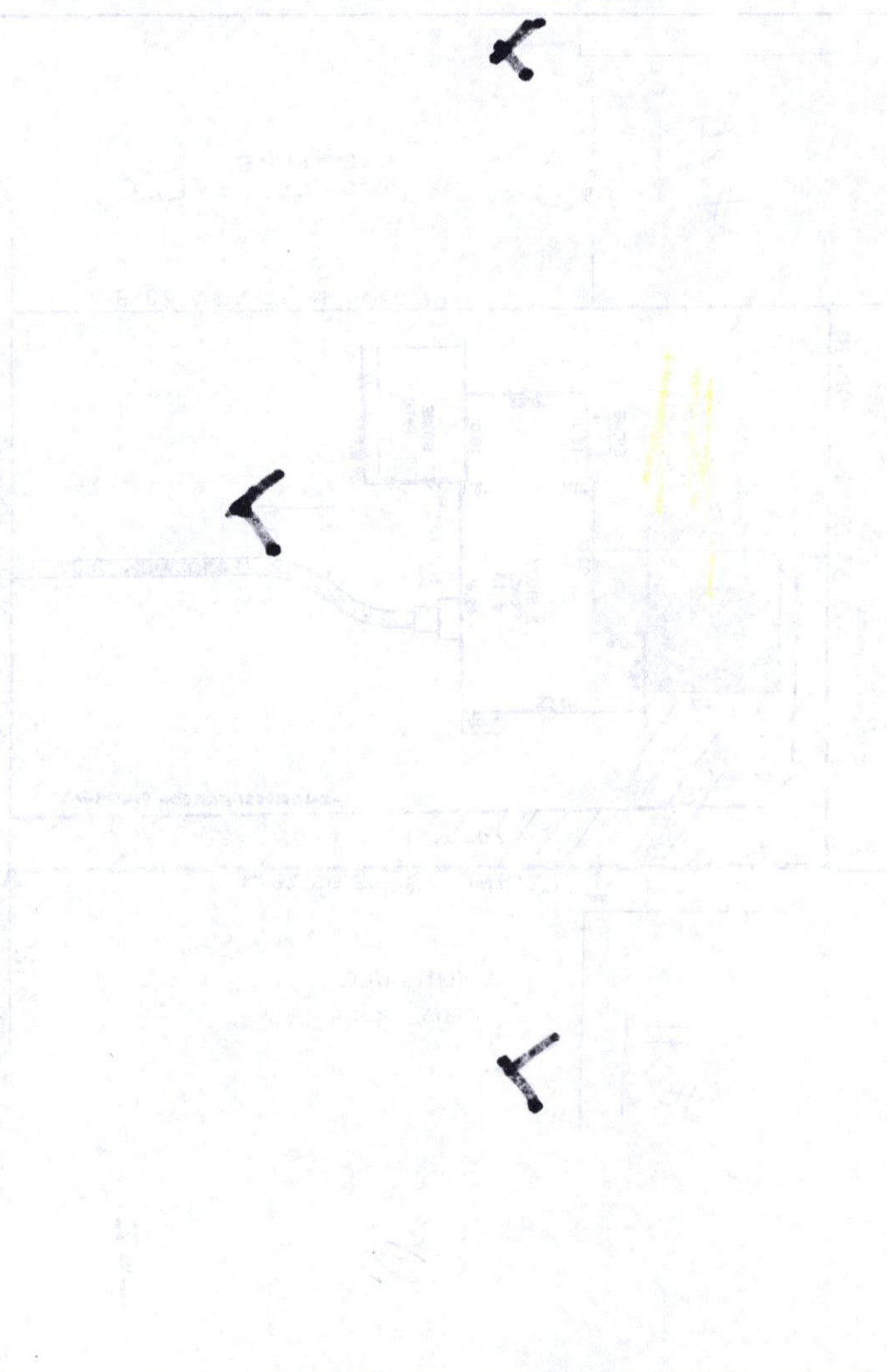
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X-6400-PIOS

Search Result for BALTIMORE COUNTY

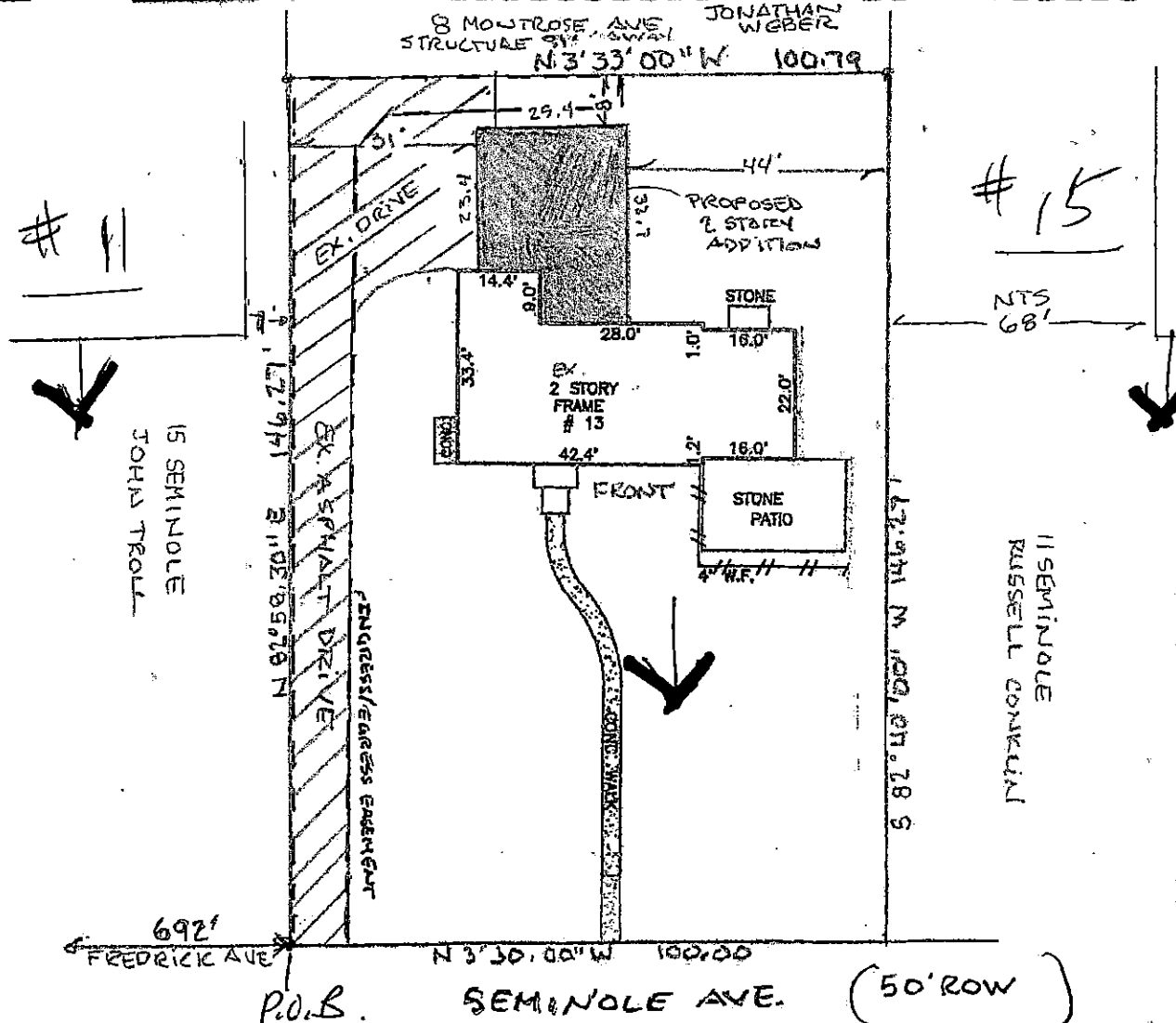
2019-0040-A

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

ADDRESS 13 SEMINOLE AVE OWNER(S) NAME(S) MARY S COLE

SUBDIVISION NAME OAK FOREST PARK LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 6005 FOLIO # 0090 10 DIGIT TAX # 0112591810 DEED REF. # 40434 / 00200



PLAN DRAWN BY DAMON COGAR DATE 8/6/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

FREDERICK RD

SEMINOLE AVE.

N



MAP IS NOT TO SCALE

ZONING MAP# 100C2

SITE ZONED D2-2

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 ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NA

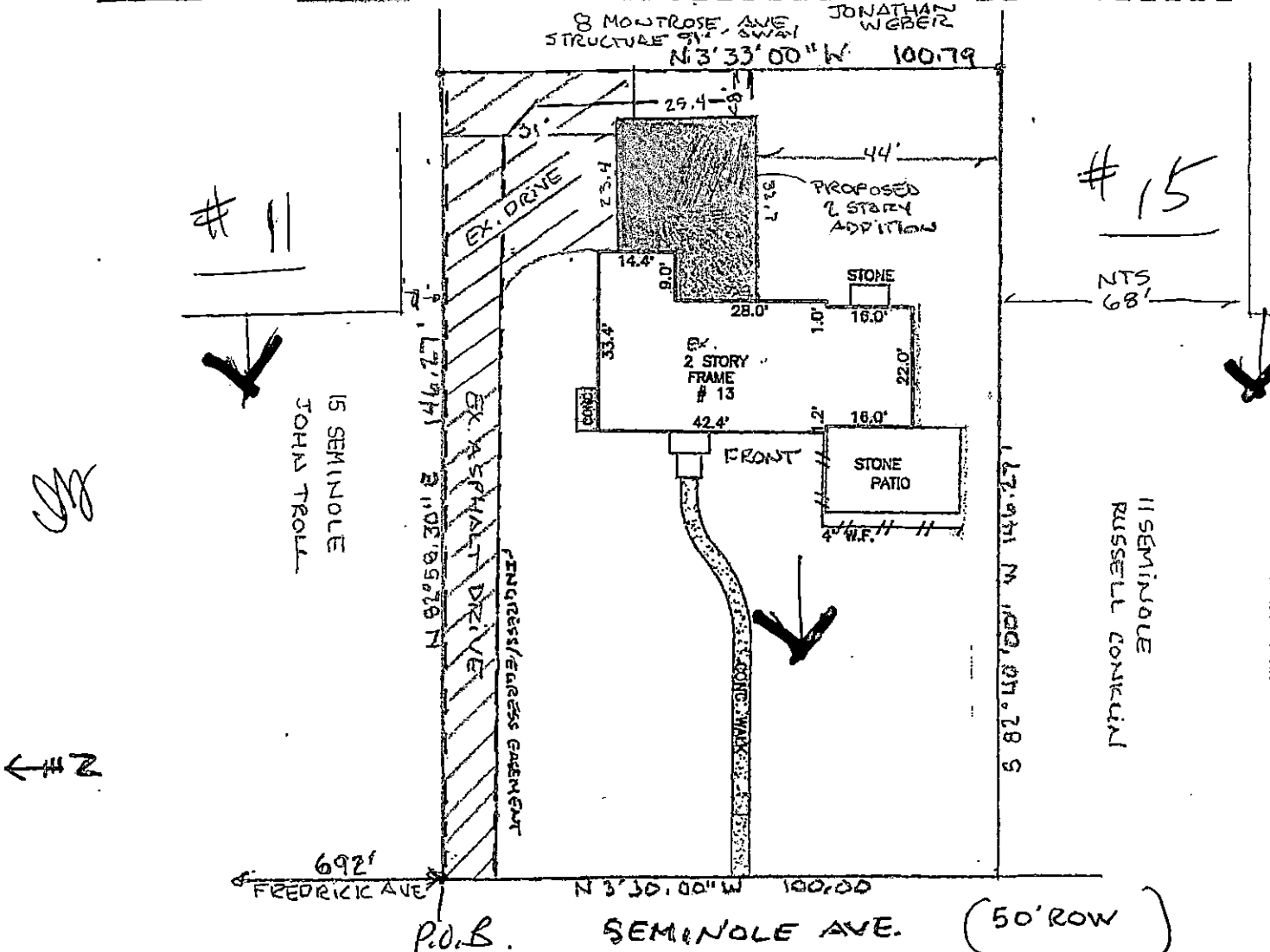
2019-0048-A

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

ADDRESS 13 SEMINOLE AVE OWNER(S) NAME(S) MARY S COLE

SUBDIVISION NAME OAK FOREST PARK LOT # _____ BLOCK # _____ SECTION # _____

PLAT BOOK # 6005 FOLIO # 0096 10 DIGIT TAX # 0112591810 DEED REF. # 40434 / 00200



PLAN DRAWN BY DAMON COGAR DATE 8/6/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

FREDRICK RD

SEMINOLE AVE.

N

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 ☒ PRIVATE _____

SEWER IS:

PUBLIC ☒ PRIVATE _____

PRIOR HEARING? _____

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NA