

M E M O R A N D U M

DATE: December 4, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0106-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 3, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(509 East Seminary Avenue) *
9th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Jason & Alexis Timoll *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0106-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Jason and Alexis Timoll (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.3 and 400.1 of the Baltimore County Zoning Regulations (“BCZR”), to allow an accessory structure (shed) to be 22 ft. tall in lieu of the permitted 15 ft., and to allow an accessory structure (shed) to be in the front yard in lieu of the rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 13, 2018, 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 (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 11-1-18

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, 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 Petitioners.

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.

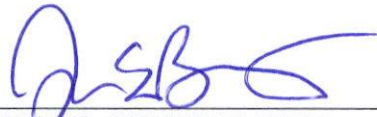
THEREFORE, IT IS ORDERED, this 1st day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.3 and 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to allow an accessory structure (shed) to be 22 ft. tall in lieu of the permitted 15 ft., and to allow an accessory structure (shed) to be in the front yard in lieu of the rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11-1-18

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 Law of Baltimore County for the property located at:

Address 509 E. Seminary Avenue which is presently zoned DR-1

Deed Reference 38780/342 10 Digit Tax Account # 0905740750

Property Owner(s) Printed Name(s) Jason Timoll & Alexis Timoll

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** **ADMINISTRATIVE VARIANCE** from section(s) 400.3 to allow an accessory structure to be 22' tall in lieu of the permitted 15', and 400.1 to allow an accessory structure to be in the ~~side~~ **FRONT** yard in lieu of the rear yard.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4- 416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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

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:

Jason Timoll / Alexis Timoll

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 / (deceased) Signature #2

509 E. Seminary Avenue Towson MD
Mailing Address City State

21286- / 410-967-0277 / jtimoll@gmail.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC Rick Richardson

Name – Type or Print

Signature

30 E. Padonia Road, Timonium MD
Mailing Address City State

21093 / 410-560-1502 / rick@richardsonengineering.net
Zip Code Telephone # Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, of Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Administrative Law Judge of Baltimore County

CASE NUMBER 2019-0106-A Filing Date 10/03/18 Estimated Posting Date 10/14/18 Reviewer AT
~ 10/29/18 Rev 10/12/11

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 to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 509 E. Seminary Avenue Towson MD 21286
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

The existing house does not face toward the street. The shed would be in the front yard rear of the lot furthest away from the road

The height of the shed will be 22' to allow for a second floor storage area. The structure will be used for storage only.

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

Signature of Affiant

Signature of Affiant

Name- Print or Type

Name- Print or Type

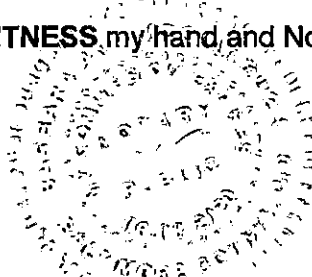
The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2 day of October, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Jason A.L. Timoll
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal



Barbara Ann McCullough
Notary Public
June 3, 2020
My Commission Expires

2019-0106-A

**ZONING DESCRIPTION
FOR
509 E. SEMINARY ROAD
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the South side of **E. Seminary Road** which is **60** feet wide at the distance of approximately 835 feet east of the edge of the nearest improved intersecting street of **Dulaney Valley Road**, which is 80 feet wide. Being lot **#11**, in the subdivision of **Hampton** as recorded in Baltimore County Plat Book **#14**, Folio **#100**, containing **88,690** Sq.Ft. or **2.033** Ac.+/. Located in the 9th. Election District, 3rd Councilmanic District.

2019-0106-A

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

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: _____

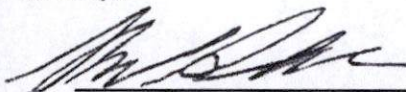
509 E. Seminary Avenue **SIGN 1 Recertification**

October 13, 2018

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



Sincerely,


(Signature of Sign Poster)

October 28, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

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: _____

509 E. Seminary Avenue

SIGN 2 Recertification

October 13, 2018

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



Sincerely,

 October 28, 2018
(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)

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

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:

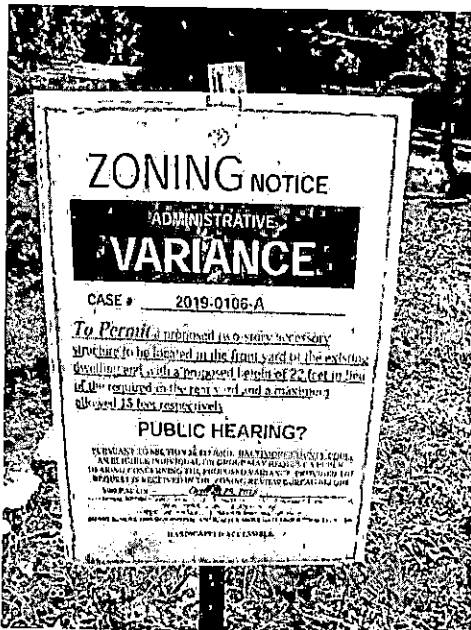
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

509 E. Seminary Avenue

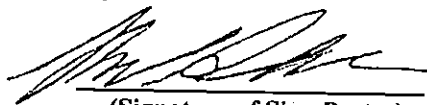
SIGN 1

October 13, 2018

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



Sincerely,

 October 13, 2018
(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)

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

Date of Hearing/Closing: _____

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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: _____

509 E. Seminary Avenue **SIGN 1 Recertification**

October 13, 2018

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



Sincerely,

October 28, 2018

(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)

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

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:_____

509 E. Seminary Avenue

SIGN 2

October 13, 2018

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



Sincerely,

October 13, 2018

(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)

CERTIFICATE OF POSTING

2019-0106-A

RE: Case No.: _____

Petitioner/Developer: _____

Jason Timoll

October 29, 2018

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:

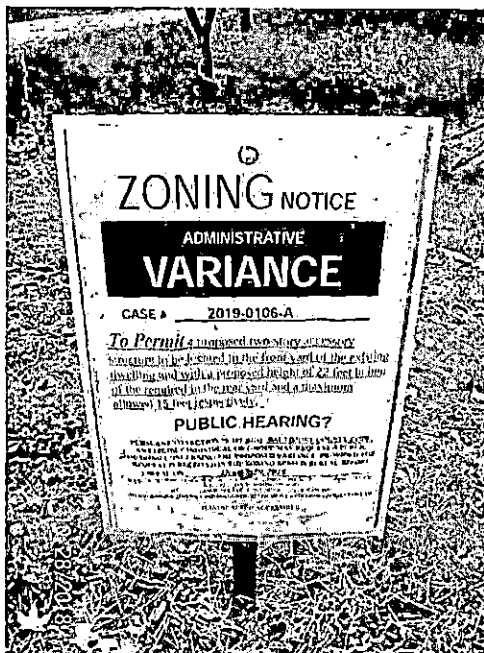
Ladies and Gentlemen:

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: _____

509 E. Seminary Avenue **SIGN 2 Recertification**

October 13, 2018

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



Sincerely,

October 28, 2018

(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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0106 - A Address 509 E Seminary Avenue
Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 10/03/2018 Posting Date: 10/14/18 Closing Date: 10/29/18

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- 0106 -A Address 509 E Seminary Avenue
Petitioner's Name: Jason Timoll Telephone : 410-967-0277
Posting Date: 10/14/18 Closing Date: 10/29/2018
Wording for Sign: To permit a proposed two-story accessory structure to be located in the front yard of the existing dwelling and with a proposed height of 22 feet in lieu of the required in the rear yard and a maximum allowed 15 feet, respectively.

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

No. **175255**

Date: **10/03/18**

PAID RECEIPT

MUSTIN SS ACTUAL TIME 16W
 10/03/2018 10/03/2018 11:00:54 1
 EYE WASH - WALTER LIR
 RECEIPT # 814890 10/03/2018 OFLN
 Dept 5 528 ZONING VERIFICATION
 175255

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$75

Total: **\$75**

Rec
From:

For: **509 E SEMINARY AVE**

2019-0106-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

October 30, 2018

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

Jason Timoll
509 E. Seminary Ave
Towson, MD 21286

Dear Mr. Timoll:

RE: Case Number: 2019-0106A, Address: 509 E. Seminary Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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.", is written over a circular official stamp. The stamp is partially obscured by the signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Richardson Engineering, LLC Rick Richardson 30 E. Padonia Rd. Timonium, MD 21093

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 23, 2018

FROM: *MCD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2018
Item No. 2019-0100-XA, 0102-A, 0103-A, 0104-A, 0106-A, 0107-A,
0108-A, 0109-A, and 0110-A

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

* * * * *

VKD: cen
cc: file

Date: 10/15/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

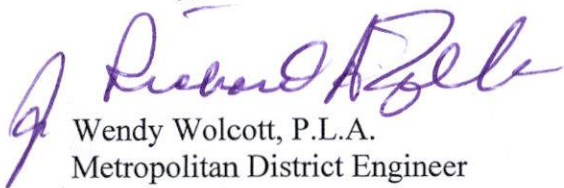
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/15/18. A field inspection and internal review reveals that an entrance onto MD131 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Administration, Case Number 2019-0106-A.
Variance

Jason & Alexis Timoli
509 E. Seminary Avenue

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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



Front of house faces east, Seminary Road on north side of property.

2019-0106-A



Location of shed facing rear property line



Facing Seminary Road from front of house faces east road on north side of property

2019-0106-A

12

13

10/29

CASE NO. 2019- 0106-A**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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-15</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>10-13-18</u>	by <u>Beck</u>
SIGN POSTING (2 nd)	Date: <u>10-28-18</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 0905740750			
Owner Information					
Owner Name:	TIMOLL JASON TIMOLL ALEXIS		Use:	RESIDENTIAL	
Mailing Address:	509 E SEMINARY AVE BALTIMORE MD 21286		Principal Residence:	YES	
Deed Reference:	/38780/ 00342				
Location & Structure Information					
Premises Address:		509 SEMINARY AVE BALTIMORE 21286-		Legal Description:	
		HAMPTON			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0061	0015	0303		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	1
	11	2017		0009/0109	
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:					
Tax Class:					
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1938	2,916 SF	436 SF	2.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	STONE	3 full	1 Attached
Last Major Renovation					
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	208,400	208,400			
Improvements	443,100	540,500			
Total:	651,500	748,900	716,433	748,900	
Preferential Land:	0			0	
Transfer Information					
Seller: BEDFORD EDWARD T		Date: 03/28/2017		Price: \$725,000	
Type: ARMS LENGTH IMPROVED		Deed1: /38780/ 00342		Deed2:	
Seller: ERICKSEN JERALD L		Date: 03/01/1982		Price: \$173,700	
Type: ARMS LENGTH IMPROVED		Deed1: /06373/ 00419		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

2019-0106-A

A-3010-9102

ZAC AGENDA

Case Number: 2019-0106-A

Reviewer: Aaron Tsui

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Jason & Alexis Timoll

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 3

Property Address: 509 EAST SEMINARY AVE

Location: SS of Seminary Ave; 835 feet E. of the center line of Dulaney Valley Rd

Existing Zoning: DR 1

Area: 2,033 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To allow an accessory structure to be 22' tall in lieu of the permitted 15', and 400.1 to allow an accessory structure to be in the front yard in lieu of the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/29/2018

Miscellaneous Notes:

Case Number: 2019-0107-A

Reviewer: Dave Duvall

Existing Use: RESIDENTIAL **Proposed Use:**

Type: ADMINISTRATIVE VARIANCE

Legal Owner: David & Avigail Wealcatch

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2721 WOODCOURT RD

Location: South side of Woodcourt Rd, 325' East of center line of Sanzo Rd.

Existing Zoning: DR 5.5

Area: 8318 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed addition (family room) with a side yard setback as close as 3 feet with a summation of side yard setbacks of 11 feet in lieu of the minimum required 8 feet and sum of 20 feet.

Attorney: Not Available

Prior Zoning Cases: 1947-1089-X

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/29/2018

Miscellaneous Notes:

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

RC 7

0813020871

061B2

512

Pt. Bk. 0000009, Folio 0109

0910950600

Lot # 71

Pt. Bk./Folio # 009109

E SEMINARY AVE

NE 12-A

Pt. Bk. 0000056, Folio 0024

NE 12-B

Lot # 11A
0908002771

Lot # 11

0905740750

509

9 ED
3 CD

Lot # 13

0920550010

511

PAI # 090033

DR 1

PAI # 090033

2000013033

Pt. Bk./Folio # 056024A

Lot # 10A

Lot # 10

2013-0126-A

061B3

0903771150

Pt. Bk./Folio # 014100D

1316

Pt. Bk. 0000014, Folio 0100

0902852490

Lot # 12

0902851130

Lot # 8

Lot # 16

0908301360

1317

Lot # 18

0905610191

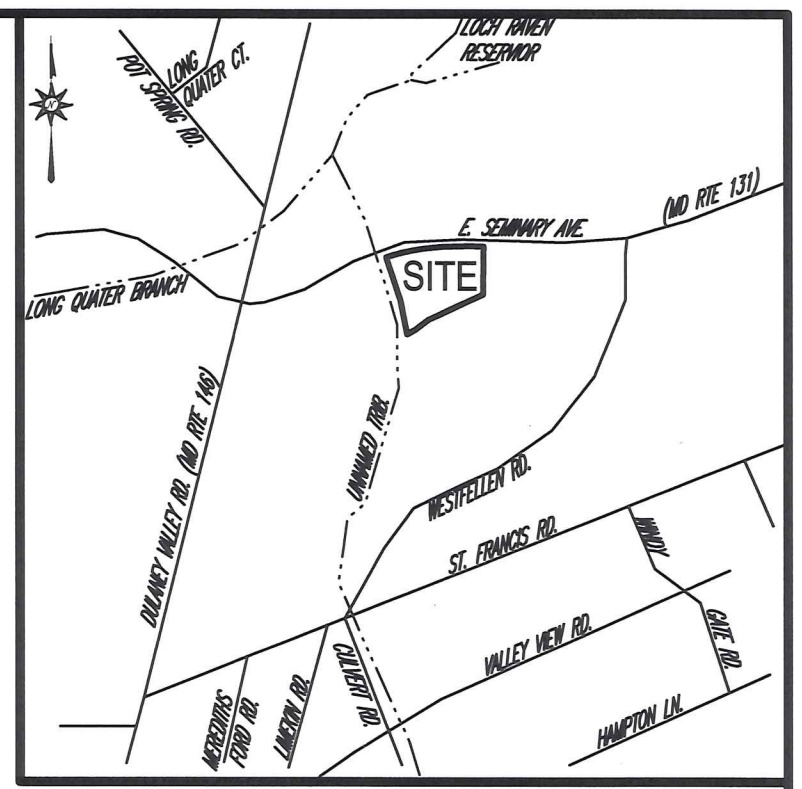
2019-0106-A

0906203161

STONEBRIDGE CT

1000

1000-1000



- GENERAL NOTES:**
1. OWNER: JASON & ALEXIS TIMOLL
509 E. SEMINARY AVENUE
BALTIMORE, MARYLAND 21286
 2. SITE AREA: GROSS 2.033 Ac.
 3. UTILITIES: WATER PUBLIC
SEWER PUBLIC
 4. DEED REF: 38780/342
 5. TAX ACCOUNT: #0905740750
 6. COUNCILMANIC DISTRICT: 3RD
 7. WATERSHED: LOCH RAVEN RESERVOIR
 8. ZONING: DR 1
(PER 1"=200' ZONING MAP 061B3)
 9. TAX MAP #61, GRID #15, PARCEL #303 LOT #11.
 10. USE: RESIDENTIAL
 11. BUILDING AREAS:
EXISTING N/A
PROPOSED N/A
TOTAL N/A
 12. SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD PLAN
(PER FEMA PANEL: 2400100625P).
 13. NO KNOWN PREVIOUS PERMITS ON FILE.
 14. NO KNOWN PREVIOUS ZONING CASES ON FILE.

2019-0106-A

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR

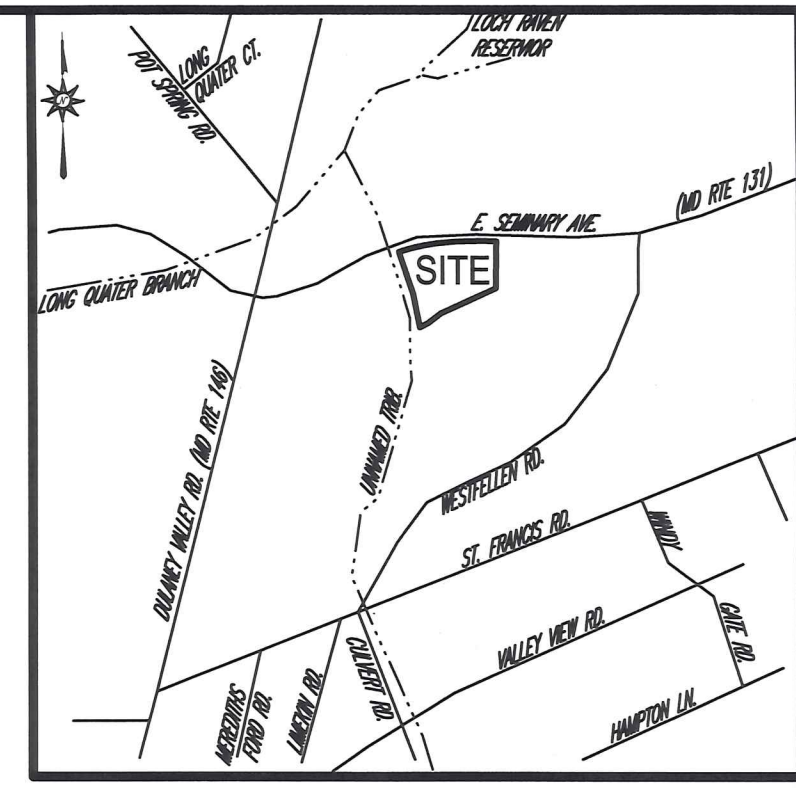
TIMOLL RESIDENCE

509 E. SEMINARY AVE.
HAMPTON

BALTIMORE COUNTY MARYLAND
9TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

REVISIONS			DRAWN BY:	CHECKED BY:	SCALE:
			CLB	PCR	1" = 30'
			DATE:	JOB NO.:	SHEET NO.:
			9/21/18	18085	1 OF 1

2019-0106A Pet. for 1



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PROPOSED N/A
TOTAL N/A
 12. SITE IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD PLAIN
(PER FEMA PANEL 2400100625F).
 13. NO KNOWN PREVIOUS PERMITS ON FILE.
 14. NO KNOWN PREVIOUS ZONING CASES ON FILE.

2019-0106-A

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Timonium, Maryland 21093
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PLAN TO ACCOMPANY ZONING PETITION
FOR

TIMOLL RESIDENCE

509 E. SEMINARY AVE.
HAMPTON

BALTIMORE COUNTY 9TH ELECTION DISTRICT MARYLAND 3RD COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: CLB	CHECKED BY: PCR	SCALE: 1" = 30'
	DATE: 9/21/18	JOB NO.: 18085	SHEET NO.: 1 OF 1

2019-0106-A