

M E M O R A N D U M

DATE: November 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0227-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 9, 2020. 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
(521 East Seminary Avenue) *
9th Election District * OFFICE OF ADMINISTRATIVE
3rd Council District * HEARINGS FOR
Mohamad M. & Milly Jamal *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0227-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, Mohamad M. and Milly Jamal (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 400.3 to permit an accessory structure (pool house) to have a height of 17 ft. in lieu of the maximum allowed 15 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. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 18, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Although the Department of Planning did not make any recommendations related to the proposed accessory building (pool house) height and usage, I will impose conditions that the pool

ORDER RECEIVED FOR FILING

Date 10-8-2020

By kw

house shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, and kitchen or bathroom facilities.

The petition in this case, as was proper, sought relief from the area and height restrictions set forth in BCZR § 400.3. That is the extent of the relief permitted in a variance case. The decision to permit (or not) bathroom facilities must be made by the County's zoning, public works and environmental departments.

The Petitioners have filed the supporting affidavits as required by § 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 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 § 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 8th day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR") § 400.3 to permit an accessory structure (pool house) to have a height of 17 ft. in lieu of the maximum allowed 15 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.

ORDER RECEIVED FOR FILING

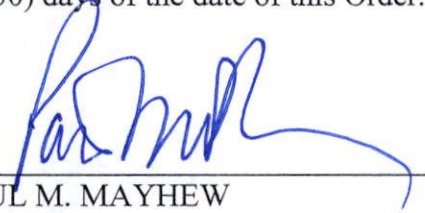
Date 10-8-2020

2

By [Signature]

- Petitioners or subsequent owners shall not convert the accessory structure (pool house) into a dwelling unit or apartment. The accessory structure (pool house) shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities. Should the aforementioned agencies permit a powder room (sink and toilet) in this structure, that aspect of Condition No. 2 shall be considered stricken.
- The accessory structure (pool house) shall not be used for commercial purposes.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 10-8-2020

By DLW



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 521 East Seminary Avenue, Towson, MD 21286

Currently zoned DR1

Deed Reference 37871/ 00219

10 Digit Tax Account # 0905740000

Owner(s) Printed Name(s) Jamal, Mohamad M. and Jamal, Milly

(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)

BCZR: 400.3 → To permit an accessory structure (pool house) to have a height of 17 feet in lieu of the maximum allowed 15 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):

Mohamad M. Jamal / Milly Jamal

Name #1 – Type or Print

Name #2 – Type or Print

[Signature]

[Signature]

Signature #1

Signature #2

521 East Seminary Avenue, Towson, MD

Mailing Address

City

State

21286

Zip Code

443.791.7444

Telephone #

mjamal@ajadam.com

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:

Name – Type or Print

Signature

Mailing Address

City

State

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 10-8-2020 day of October, 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 2020-0727-A

Filing Date 9/10/20

Estimated Posting Date 9/20/20

Reviewer JS

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: 521 East Seminary Avenue Towson MD 21286
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)**

We are applying for a permit to construct an accessory structure - a pool house - at 521 East Seminary Avenue. The building design has a pitched roof which extends approximately 16'-9" above finished grade at the front of the building. Because of the size of the building and the sloping grade of the site, it would be impractical to limit the building height to 15' as called for under Section 400.3. The proposed building would be built on a ~~sub~~ raised 14" above finished grade at the front of the building in order to compensate for the slope upward toward the rear of the building. The roof slope is coordinated with the roof of the primary structure (residence). The lot is 3.15 acres, and the proposed location for the building, at the center of the back yard will have no impact on the neighboring lots.

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

[Signature]
Signature of Owner (Affiant)

Mohamad M. Jamal

Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Milly Jamal

Name- Print or Type

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

STATE OF MARYLAND, CITY COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27TH day of AUG, 2020, before me a Notary of Maryland, in and for the CITY aforesaid, personally appeared:

Print name(s) here:

MOHAMED M. JAMAL & MILLY JAMAL

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

July 1, 2021
My Commission Expires

Zoning Description of the Property

PART A

ZONING PROPERTY DESCRIPTION FOR 521 East Seminary Avenue, Towson, MD 21286

Beginning on a point on the south side of East Seminary Avenue which is 60 feet wide at a distance of 25 feet east of the centerline of the nearest improved intersecting street Westellen which is 50 feet wide.

PART B

Being Lot #35, in the subdivision of Hampton as recorded in Baltimore County Plat Book #9, Folio #109, containing 3.1500 total acres. Located in the 9th Election District and 3rd Council District. There is no Block or Section designations for the property.

2020-0227-A

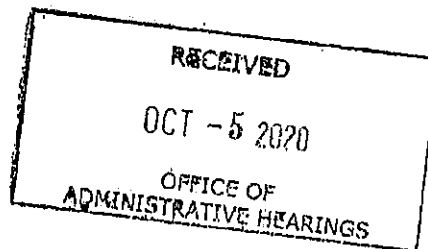
CERTIFICATION OF POSTING

RE: Case No. 2020-0227-A

Petitioner: Jamal

Closing Date: 10/5/20

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 _____
521 East Seminary Avenue – E. Side Front of Property (1 of 2)
521 East Seminary Avenue – W. Side Front of Property (2 of 2)
on 9/18/20 and re-certified on 9/30/20

Sincerely,

Richard E. Hoffman (signed) 9/30/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – East side front (1 of 2)

Richard E. Hoffman (signed) 9/30/20

Richard E. Hoffman

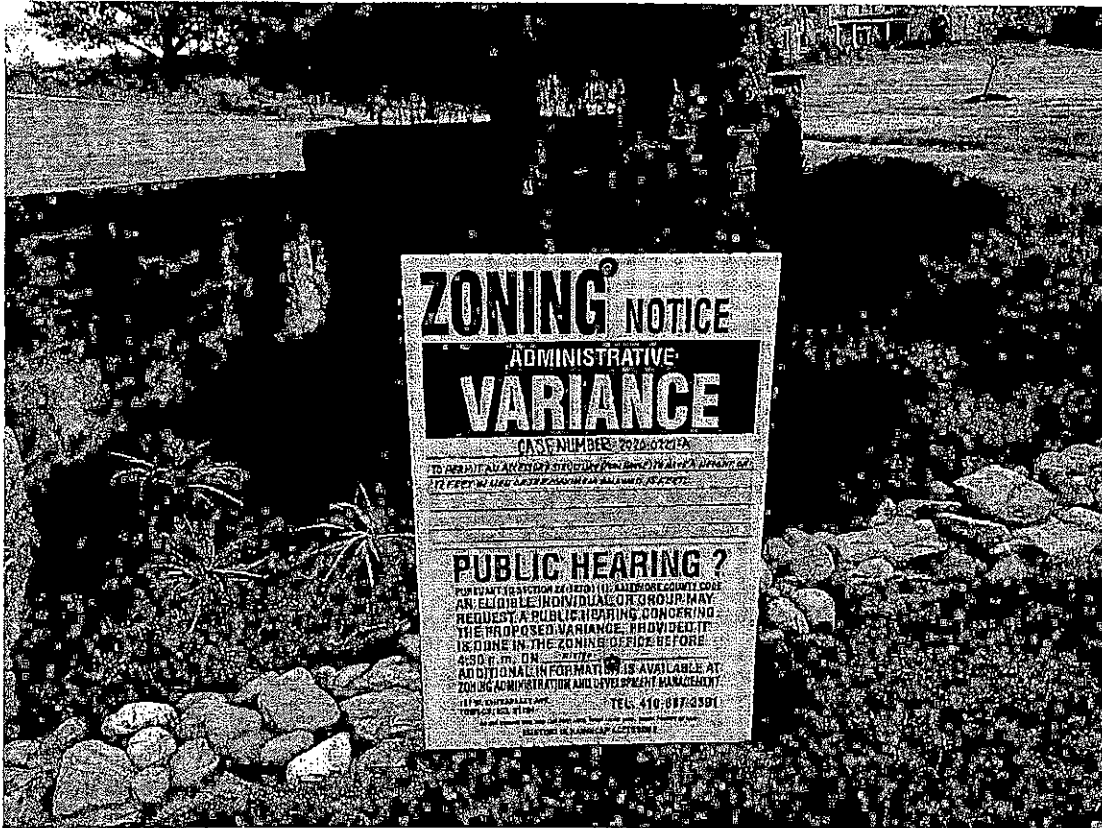
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – West side front (2 of 2)

Richard E. Hoffman (signed) 9/30/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0727 -A Address 521 EAST SEMINARY AVE 21286

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/10/20 Posting Date: 9/20/20 Closing Date: 10/5/20

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2020- 0727 -A Address 521 EAST SEMINARY AVE, 21286

Petitioner's Name JAMAL Telephone 443-791-7444

Posting Date: 9/20/20 Closing Date: 10/5/20

Wording for Sign: _____

To permit an accessory structure (pool house) to have a height of 17 feet in lieu of the maximum allowed 15 feet.

Revised 6/30/2018

**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: 2020-0227-A

Property Address: 521 E. Seminary Ave Towson MD 21286

Property Description: _____

Legal Owners (Petitioners): Mohamad U. Jamal / Milly Jamal

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mohamad Jamal

Company/Firm (if applicable): AJ. Adam Engineering

Address: 744 Dulaney Valley Rd Ste. 16
Towson MD 21204

Telephone Number: 443-791-7444 / 410-499-2045

251 E. Johnson Ave. Toledo, OH 43606

McLennan M. Journal / Philip Journal

Journal Journal

41. John Engineering

For Journal Vol. 10 - 2010
P.O. Box 1000

2406-101-111 / 1111 F-10F-811

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

No. 198829

Date: 9/10/20

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

Total: \$ 75.00

Rec
From: JAMAL

For: 2020-0227-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

A.J. ADAM ENGINEERING LLC

744 DULANEY VALLEY RD. SUITE 16
TOWSON, MD 21204

04-11

1811

7-163/520 MD
5297

DATE 09/08/2020

PAY TO THE ORDER OF Baltimore County \$ 75.00

Seoanb - five

BANK OF AMERICA

ACH R/T 052001633

FOR

DOLLARS



[Signature]

⑈001811⑈ ⑆052001633⑆ 446016761586⑈

CERTIFICATION OF POSTING

RE: Case No. 2020-0227-A

Petitioner: Jamal

Closing Date: 10/5/20

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 _____

521 East Seminary Avenue – E. Side Front of Property (1 of 2)

521 East Seminary Avenue – W. Side Front of Property (2 of 2)

on 9/18/20 and re-certified on 9/30/20

Sincerely,

Richard E. Hoffman (signed) 9/30/20

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Re-Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – East side front (1 of 2)

Richard E. Hoffman (signed) 9/30/20

Richard E. Hoffman

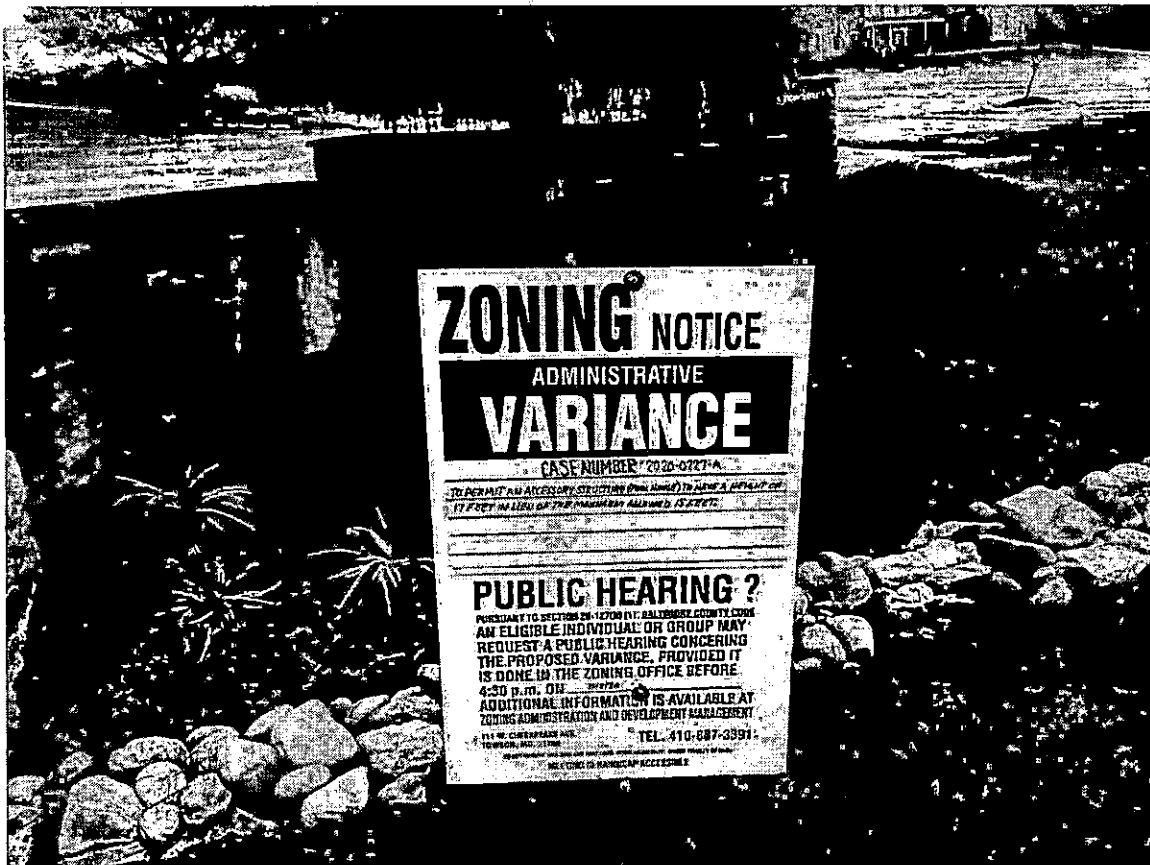
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Re-Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – West side front (2 of 2)

Richard E. Hoffman (signed) 9/30/20

Richard E. Hoffman

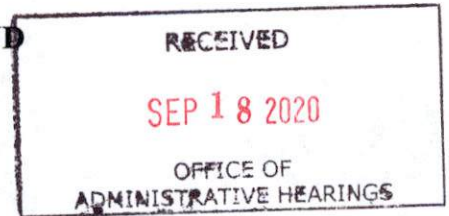
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0227-A
Address 521 East Seminary Avenue
(Mohamad & Milly Property)

Zoning Advisory Committee Meeting of **September 14, 2020.**

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

Reviewer: Steve Ford

CERTIFICATION OF POSTING

RE: Case No. 2020-0227-A

Petitioner: Jamal

Closing Date: 10/5/20

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)
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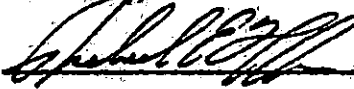
521 Seminary Avenue – (E. side front of property) - (1 of 3)

521 Seminary Avenue – (W. side front of property) - (2 of 3)

521 Seminary Avenue - (enlargement of sign wording) - (3 of 3)

_____ on 9/18/20

Sincerely,

 9/18/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – East side front (1 of 2)

Richard E. Hoffman (signed) 9/18/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Debra Wiley

From: RICHARD HOFFMAN <dick_e@comcast.net>
Sent: Monday, September 28, 2020 12:03 AM
To: Administrative Hearings
Subject: 521 East Seminary Ave. / Case Number 2020-0227-A
Attachments: cert. of posting-521 E. Seminary Ave..pdf; Certification of Posting-521 Seminary Ave.-1.docx; Certification of Posting-521 Seminary Ave.-2.docx; Certification of Posting-521 Seminary Ave.-3.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: This message from dick_e@comcast.net originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good Morning,
Attached is the certificate of posting and photo's for the subject Administrative Variance.

Thanks,
dickh

Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – West side front (2 of 2)

Richard E. Hoffman (signed) 9/18/20

Richard E. Hoffman

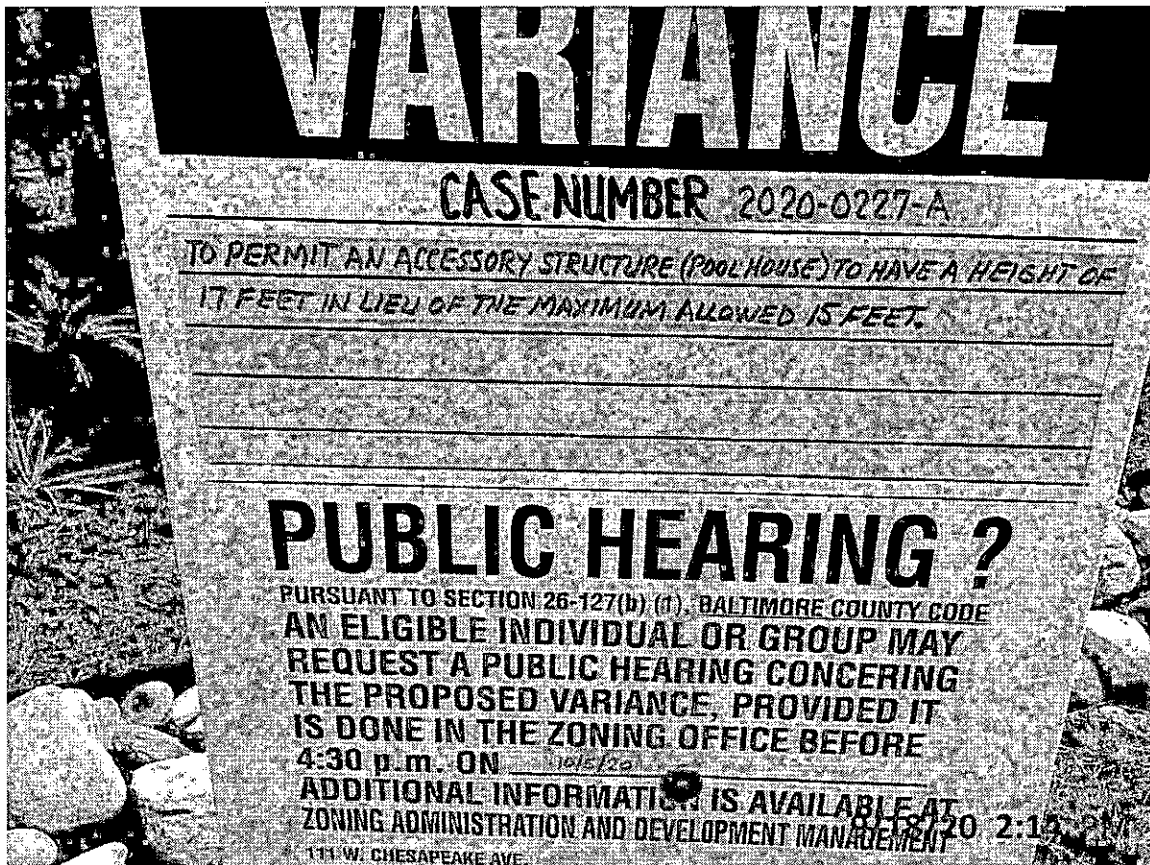
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2020-0227-A



521 Seminary Avenue – enlargement of wording (3 of 2)

Richard E. Hoffman (signed) 9/18/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 5, 2020

Mohamad M. Jamal,
521 East Seminary Ave
Towson MD 21286

RE: Case Number: 2020-0227-A, 521 East Seminary Ave

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 10, 2020. 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, appearing to read "W. Carl Richards, Jr.", written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0227-A
Address 521 East Seminary Avenue
(Mohamad & Milly Property)

Zoning Advisory Committee Meeting of **September 14, 2020.**

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

Reviewer: Steve Ford

There are 9 neighboring properties with direct views of 521 East Seminary Avenue:

- Neighbors to the North: View of proposed site totally blocked by the existing main residence building.
 - Neighbor 1: 518 East Seminary Avenue
 - Neighbor 2: 520 East Seminary Avenue
 - Neighbor 3: 522 East Seminary Avenue
 - Neighbor 4: 524 East Seminary Avenue
- Neighbors to the West: View of proposed site substantially blocked by the existing trees and shrubs, as well as obscured by distance.
 - Neighbor 5: 1314 Westellen Road
 - Neighbor 6: 1315 Westellen Road
- Neighbor to the South: View of proposed site substantially blocked by the existing trees, as well as obscured by the sloping site and distance.
 - Neighbor 7: 1308 Gateshead Road
- Neighbors to the East: View of proposed site totally blocked by the existing trees, shrubs, and heavy vegetation.
 - Neighbor 8: 1312 Gateshead Road
 - Neighbor 9: 523 East Seminary Avenue



Photos A through B are close shots of the site.

Photos E through G are long shots of the neighboring properties from the proposed site.

- No photos show Neighbors 1, 2, 3, and 4 because the view is totally blocked by the existing main house.
- Photo E shows the view towards Neighbors 5 and 6.
- Photo F shows the view towards Neighbor 7.
- Photo G shows the view towards Neighbors 8 and 9.

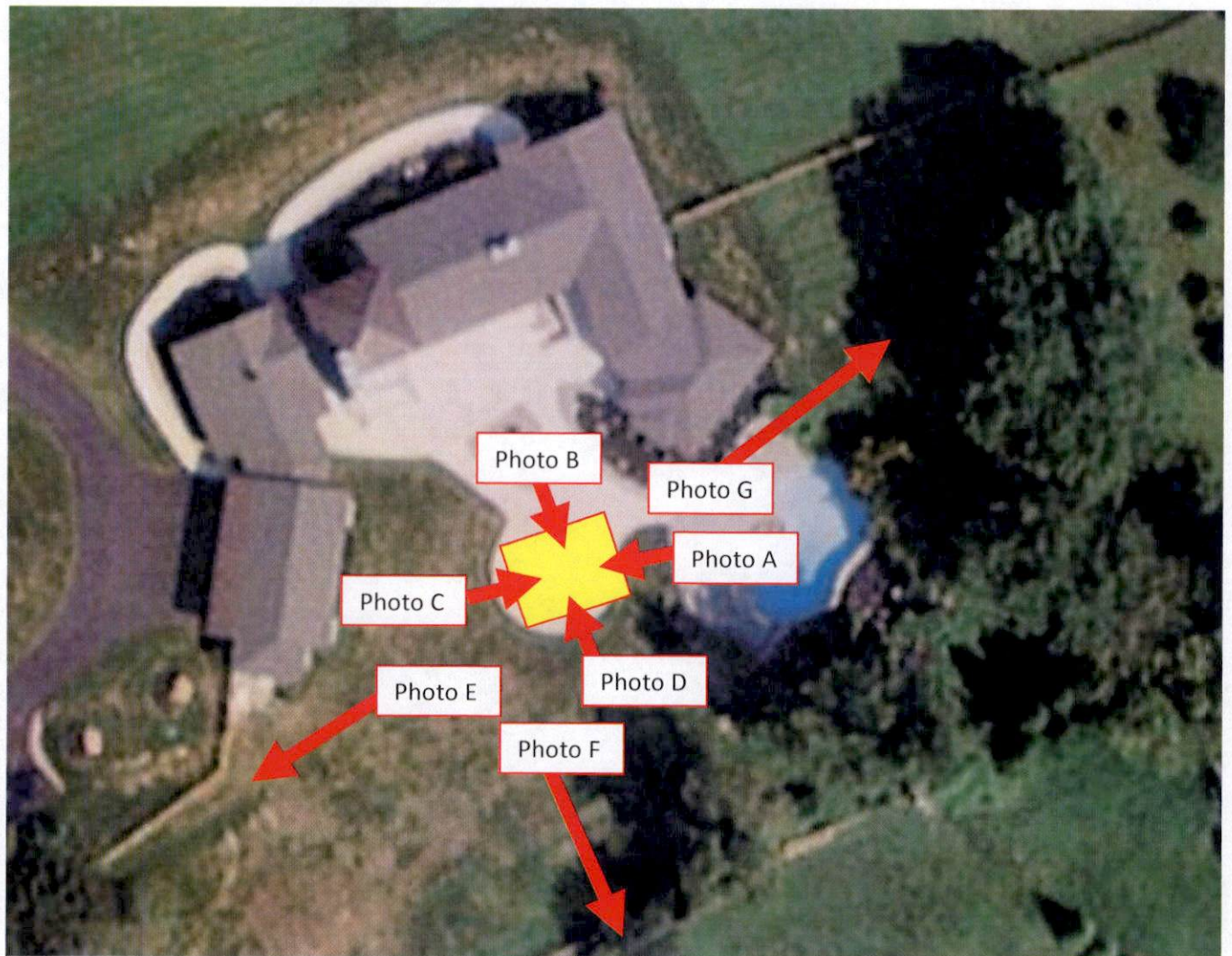




Photo A: Close shot of the proposed site looking west.



Photo B: Close shot of the proposed site looking south.



Photo C: Close shot of the proposed site looking east.



Photo D: Close shot of the proposed site looking north.



Photo E: Long shot from the proposed site looking west toward Neighbors 5 and 6. Note the combination of long distance and vegetation obscures the neighboring views.



Photo F: Long shot from the proposed site looking south toward Neighbor 7. Note the combination of long distance, sloping grade, and vegetation obscures the neighboring views.



Photo G: Long shot from the proposed site looking east toward Neighbors 8 and 9. Note the heavy vegetation and sloping grade totally blocks the neighboring views.

CHECKLIST

<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>9-18</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-18-20</u>	by <u>Hoffman</u>
SIGN POSTING (2 nd)	Date: <u>9-30-20</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0227-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jamal, Mohamad M. & Jamal, Milly
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 521 EAST SEMINARY AVE
Location: South side of East Seminary (60'), 25' East of Westellen Road (50').

Existing Zoning: DR 1 **Area:** 3.15 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.3 To permit an accessory structure (pool house) to have a height of 17 feet in lieu of the maximum allowed 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0228-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Karin Hastings Miller
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 12 **Council Dist:** 7

Property Address: 7500 HOLABIRD AVE
Location: North East corner of Holabird Ave (75') and Manor Road (60').

Existing Zoning: DR 10.5 **Area:** 3,492 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR: 1B02.2.B (Section X.A.3 of the 9951 Zoning Regulations) To permit a proposed unenclosed front porch (deck without a roof) to extend 14 feet beyond the front building line in lieu of the maximum allowed 9 feet beyond the front building line.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

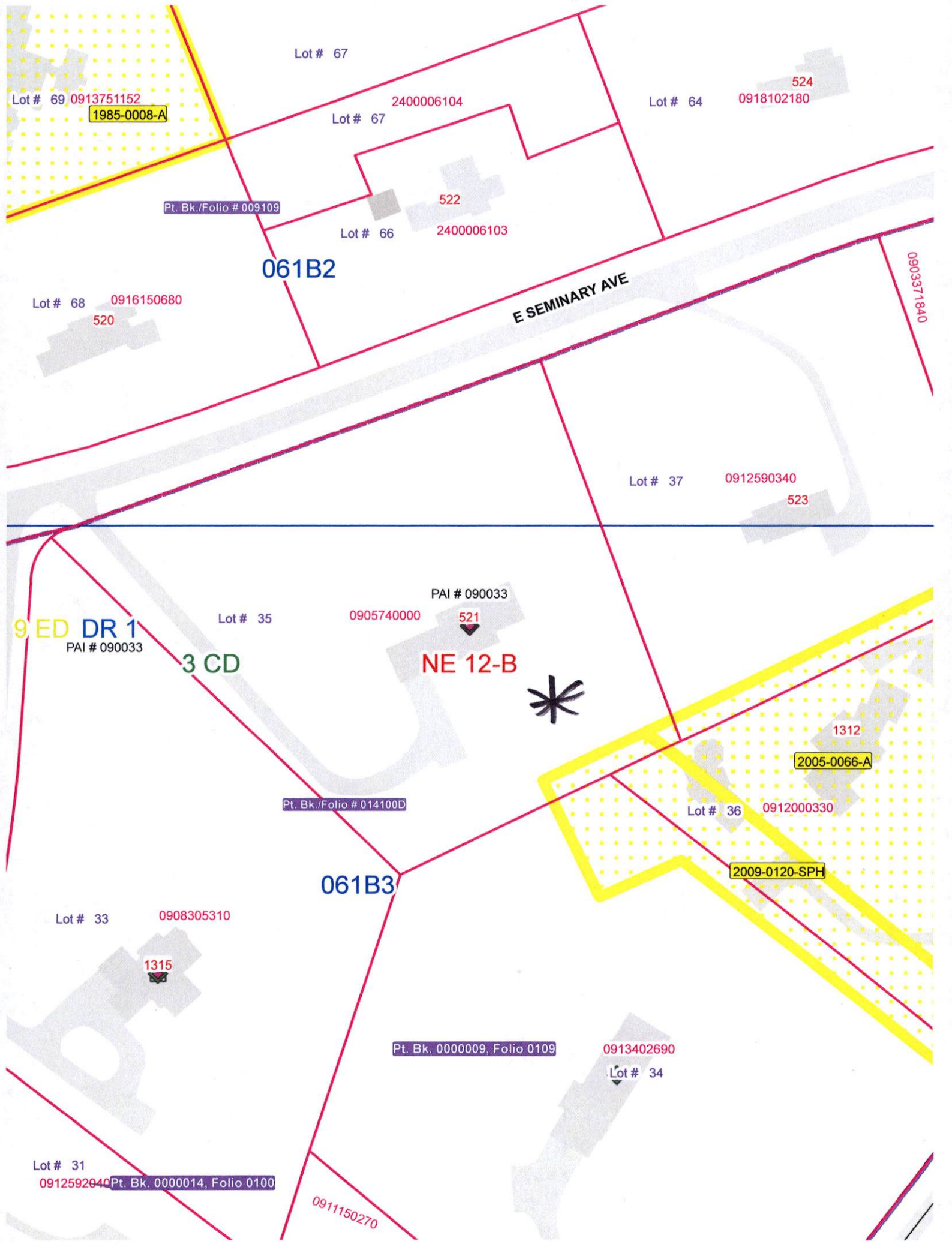
Closing Date: 10/05/2020

Miscellaneous Notes:

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0905740000		
Owner Information		
Owner Name:	JAMAL MOHAMAD M JAMAL MILLY	Use: Principal Residence: RESIDENTIAL YES
Mailing Address:	521 E SEMINARY AVE TOWSON MD 21286-1356	Deed Reference: /37871/ 00219
Location & Structure Information		
Premises Address:	521 SEMINARY AVE TOWSON 21286-1356	Legal Description: SE COR OF WESTELLEN HAMPTON
Map:	Grid:	Parcel:
0061	0015	0303
Neighborhood:	Subdivision:	Section:
9100107.04	0000	
Block:	Lot:	Assessment Year:
	35	2020
Plat No:	1	
Plat Ref:	0009/ 0109	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1953	5,635 SF	984 SF
Property Land Area	County Use	
3.1500 AC	04	
Stories	Basement	Type
1	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
FRAME/	6	4 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached	2017	
Value Information		
	Base Value	Value
		As of
		01/01/2020
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	230,200	230,200
Improvements	847,800	806,500
Total:	1,078,000	1,036,700
Preferential Land:	0	0
Transfer Information		
Seller: KOELBEL JOHN DENNIS	Date: 08/15/2016	Price: \$750,750
Type: NON-ARMS LENGTH OTHER	Deed1: /37871/ 00219	Deed2:
Seller: KOELBEL JOHN DENNIS	Date: 03/30/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37338/ 00262	Deed2:
Seller: ALLENDER DEBORAH A	Date: 04/01/1985	Price: \$215,000
Type: ARMS LENGTH IMPROVED	Deed1: /28200/ 00097	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 01/06/2017		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		



Lot # 67

Lot # 69 0913751152
1985-0008-A

2400006104
Lot # 67

Lot # 64 524
0918102180

Pt. Bk./Folio # 009109

522
Lot # 66 2400006103

061B2

Lot # 68 0916150680
520

E SEMINARY AVE

0903371840

Lot # 37 0912590340
523

9 ED DR 1
PAI # 090033

Lot # 35

PAI # 090033
0905740000 521

3 CD

NE 12-B



Pt. Bk./Folio # 014100D

061B3

Lot # 33 0908305310

1315

1312
2005-0066-A

Lot # 36 0912000330

2009-0120-SPH

Pt. Bk. 0000009, Folio 0109

0913402690
Lot # 34

Lot # 31
0912592640 Pt. Bk. 0000014, Folio 0100

0911150270



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0912590340
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PAI # 090033

Lot # 35

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3 CD

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Lot # 34

Lot # 31

0912592040 Pt. Bk. 0000014, Folio 0100

0911150270

0813020871
RC 7
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

061B2

37CD

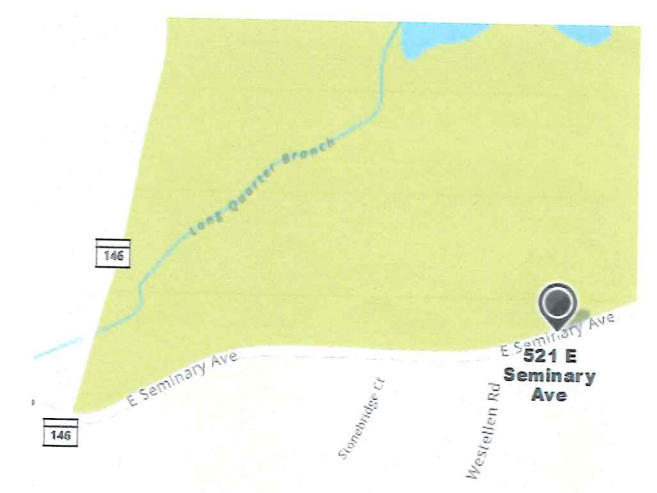
9ED NE 12-B
DR 1

061B3



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 521 East Seminary Avenue OWNER(S) NAME(S) Mohamad . Jamal and Milly Jamal
 SUBDIVISION NAME N/A LOT # 35 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 9 FOLIO # 109 10 DIGIT TAX # 0905740000 DEED REF. # 37871 / 00219

SITE VICINITY MAP

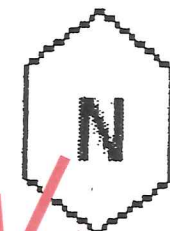
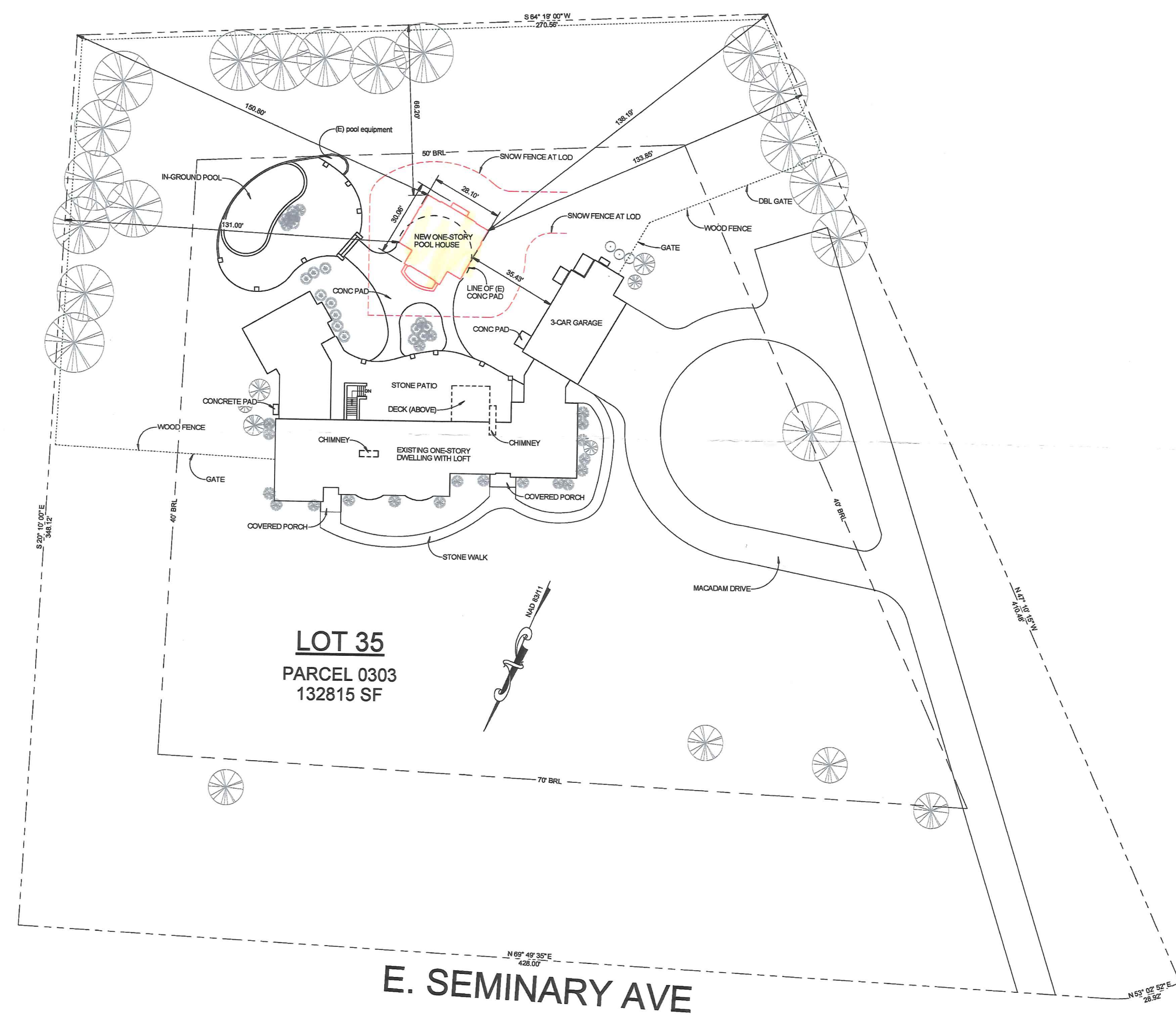


N



MAP IS NOT TO SCALE

ZONING MAP# 61
 SITE ZONED DR1
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 3
 LOT AREA ACREAGE 3.1500
 OR SQUARE FEET _____
 HISTORIC ? No
 IN CBCA ? No
 IN FLOOD PLAIN ? No
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING ? No
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

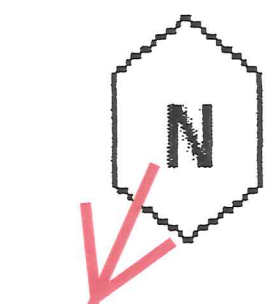
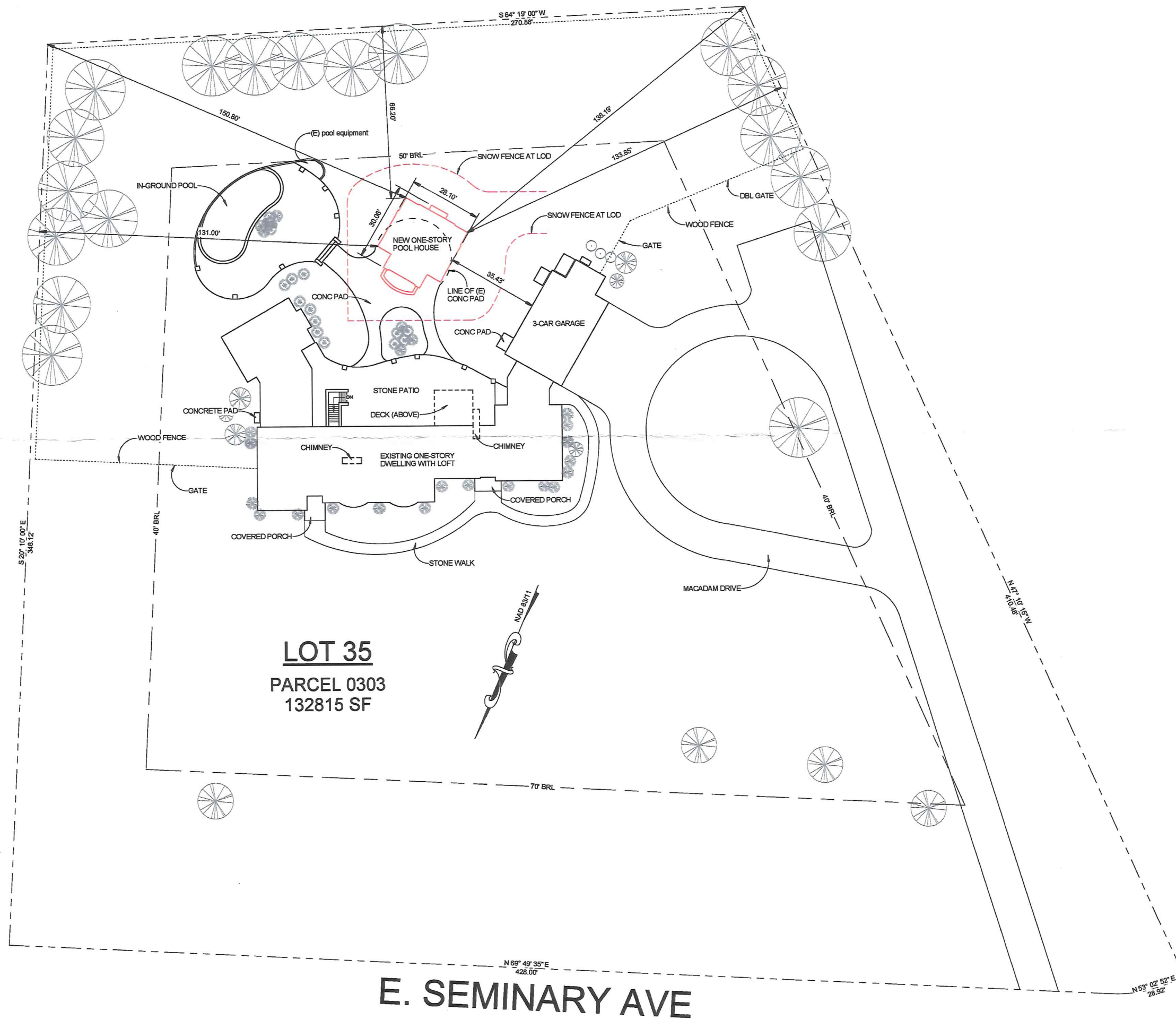


PLAN DRAWN BY Bob Keyser DATE 08.28.2020 SCALE: 1 INCH = 40 FEET

2020-0227-A

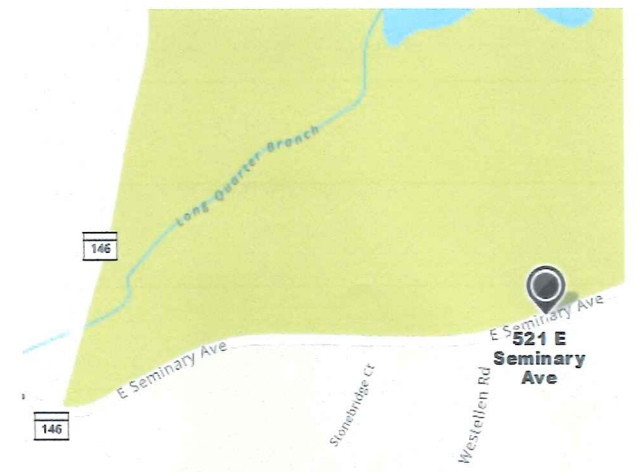
VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 521 East Seminary Avenue OWNER(S) NAME(S) Mohamad . Jamal and Milly Jamal
 SUBDIVISION NAME N/A LOT # 35 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 9 FOLIO # 109 10 DIGIT TAX # 0905740000 DEED REF. # 37871 / 00219



PLAN DRAWN BY Bob Keyser DATE 08.28.2020 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

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 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2020-0227-A