RE:	PETITION FOR SPECIAL HEARING	*	BEFORE THE
	114 Gladys Avenue; N/S Gladys Avenue,		
	190' W c/line Washington Avenue	*	ZONING COMMISSIONER
	13th Election & 1st Councilmanic Districts		
	Legal Owner(s): Gladys Avenue, LLC	*	FOR
	by Spencer Padgett		
	Petitioner(s)	*	BALTIMORE COUNTY
		*	06-528-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, Joseph L. Larson, 105 W. Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
MAY 03 2006
Per.....

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 114 Gladys Avenue

which is presently zoned DR 5:5

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Gladys Avenue LLC. Spencer Padgett

Name - Type or Print

Signature

Name - Type or Print

Signature

7 N Beechwood Avenue — 410-353-6920

Address — Telephone No

Baltimore — MD — 21228

City — State — Zip Code

Representative to be Contacted:

Joseph L Larson

Name

105 W. Chesapeake Avenue — 410-823-3535

Address — Telephone No.

Towson — MD — 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ **Date** 4/21/06

Case No. 06-528-SPH

REV 9/15/98

To permit a dwelling under construction on a lot containing 8,775 square feet which abuts a private right-of-way in lieu of an in-fee access (Section 102.4, BCZR).

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3991

DATE _____ ACCOUNT _____

AMOUNT $ 65.00

RECEIVED FROM: _____

FOR: _____

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 528

CASHIER'S VALIDATION

PAID RECEIPT

[illegible]

Baseline Tax 65.00

65.00 CR 1.00 CK

Baltimore County, Maryland

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 06-528-SPH
114 Gladys Avenue
North side of Gladys Avenue, 190 feet west of centerline of Washington Avenue
13th Election District — 1st Councilmanic District
Legal Owner(s): Gladys Avenue, LLC, Spencer Padgett

Special Hearing: to permit a dwelling under construction on a lot containing 8,775 square feet which abuts a private right-of-way in lieu of in fee access.

Hearing: Tuesday, June 13, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/767 May 30 96928

CERTIFICATE OF PUBLICATION

6/1/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/30/, 2006.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S Wilkinson

LEGAL ADVERTISING

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 2, 2006

NOTICE OF ZONING HEARING

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114 Gladys Avenue
North side of Gladys Avenue, 190 feet west of centerline of Washington Avenue
Legal Owners: Gladys Avenue, LLC, Spencer Padgett
13th Election District – 1st Councilmanic District

Special Hearing to permit a dwelling under construction on a lot containing 8,775 square feet which abuts a private right-of-way in lieu of in fee access.

Hearing: Tuesday, June 13, 2006 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Spencer Padgett, 7N Beechwood Avenue, Baltimore 21228
Joseph Larson, 105 W Chesapeake Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 29, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 30, 2006 Issue - Jeffersonian

Please forward billing to:
Gladys Avenue, LLC
7 N. Beechwood Avenue
Catonsville, MD 21228

1-410-353-6920

NOTICE OF ZONING HEARING

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114 Gladys Avenue
North side of Gladys Avenue, 190 feet west of centerline of Washington Avenue
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401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 06-528-SPH

Petitioner: GLADYS AVE LLC

Address or Location: 114 GLADYS AVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: GLADYS AVE LLC

Address: 7 N. BEECHWOOD AVE
CATONSVILLE, MD 21228

Telephone Number: 1-410-353-6920

Revised 7/11/05 - SCJ

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

May 2,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: May 1,2006

Item No.: 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, (528), 529, 530, 531, 532, 533, 534, 535, 536.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone(O)410-887-4881
Mail Stop - 1102F

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 4·28·06

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 528 BPR

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

6/13 w/d

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 26, 2006

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-528- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: Cindy Murray

Division Chief: Lynn Lochner

CM/LL

RECEIVED

JUN 07 2006

ZONING COMMISSIONER

W \DEVREV\ZAC\6-528 doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: May 10, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 8, 2006
Item No. 528

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

As near as we can tell, the County maintains the pavement of Gladys Avenue. If the pavement extends to this property, then the property already has in-fee frontage.

Technically, the County only has rights in the existing pavement. Therefore, the developer may install private water and sewer house connections in the right-of-way but not in the pavement. A title attorney must certify that the developer has this right. However, it appears that other properties, one to the north and one to the south, share rights to this same 30' R/W. If this developer installs his private house connections as shown, it would preclude these other property owners from doing the same since there would be no room to maintain proper clearances and stay out of the pavement. The property to the south may already be using the space proposed for this site.

Also, it appears that the proposed sewer house connection, cannot be built to standards since it would be too shallow.

There are other important features missing from this plan. We recommend that any decisions regarding this property be withheld until the developer can show exactly where the pavement stops and whether there are any other utilities occupying the space needed for this site.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 528-05102006.doc

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

To! Register
FYI

Mr. Timothy Kotroco, Director
Dept. of Permits & Development Management
Baltimore County

May 25, 2006

"HAND DELIVERED"

Re: 114 Gladys Avenue
Case No. 06528 SPH

Dear Tim,

Due to recent comments regarding the above captioned Zoning Case generated by the Development Plans Review Section and also a definitive conversation with Mr. Bruno Rudaitis of your office, we have determined that the Special Hearing for the subject property is no longer required.

Therefore, we wish to respectfully request that the Special Hearing Petition be withdrawn and the Zoning Hearing set for June 13, 2006 be cancelled.

I trust that this action will cause no disruption to your schedule and apologize for any inconvenience.

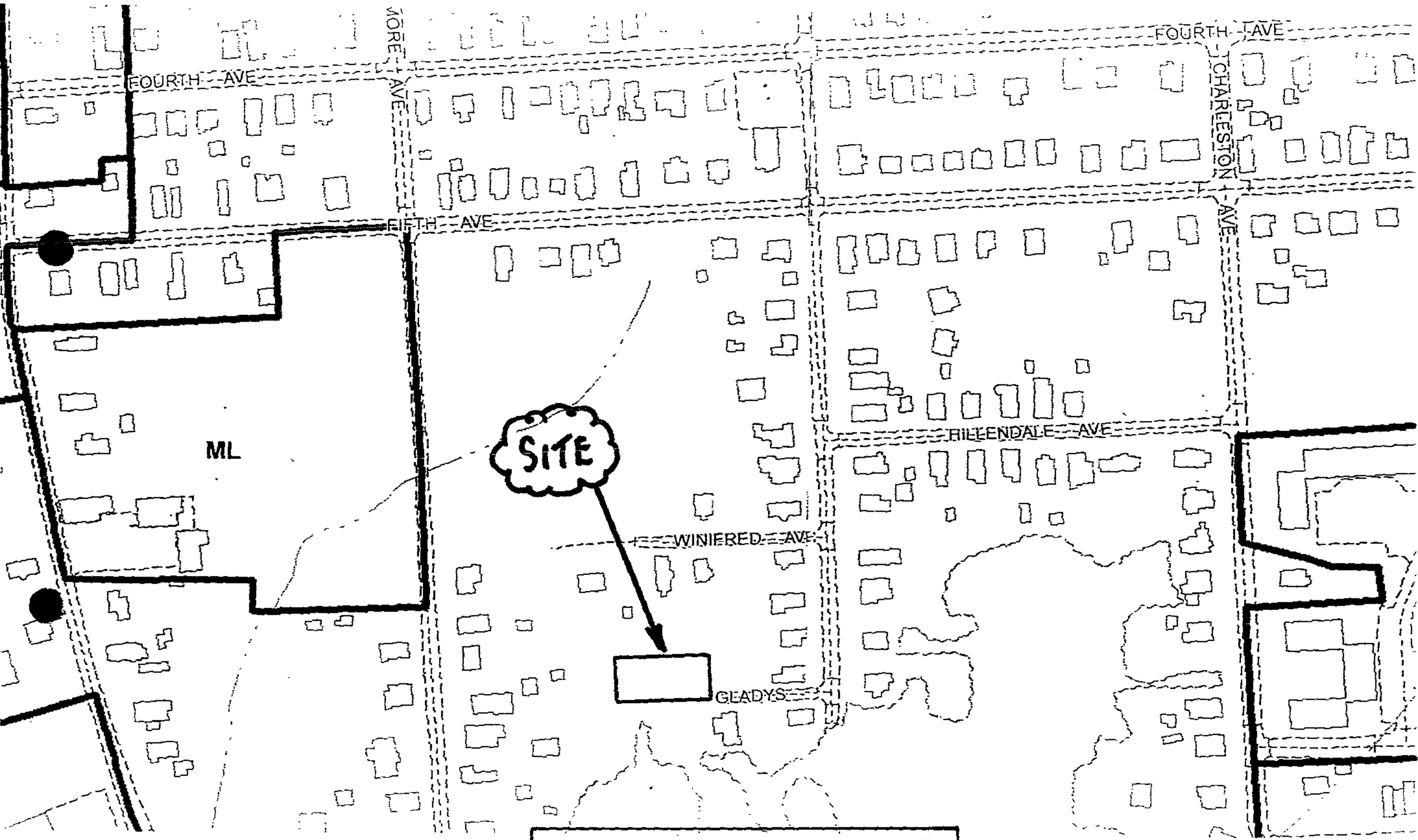
Should you have any questions or need to discuss this matter in further detail please feel free to contact me at any time.

Very truly yours,

Joseph L. Larson, President
SPELLMAN, LARSON & ASSOC., INC.

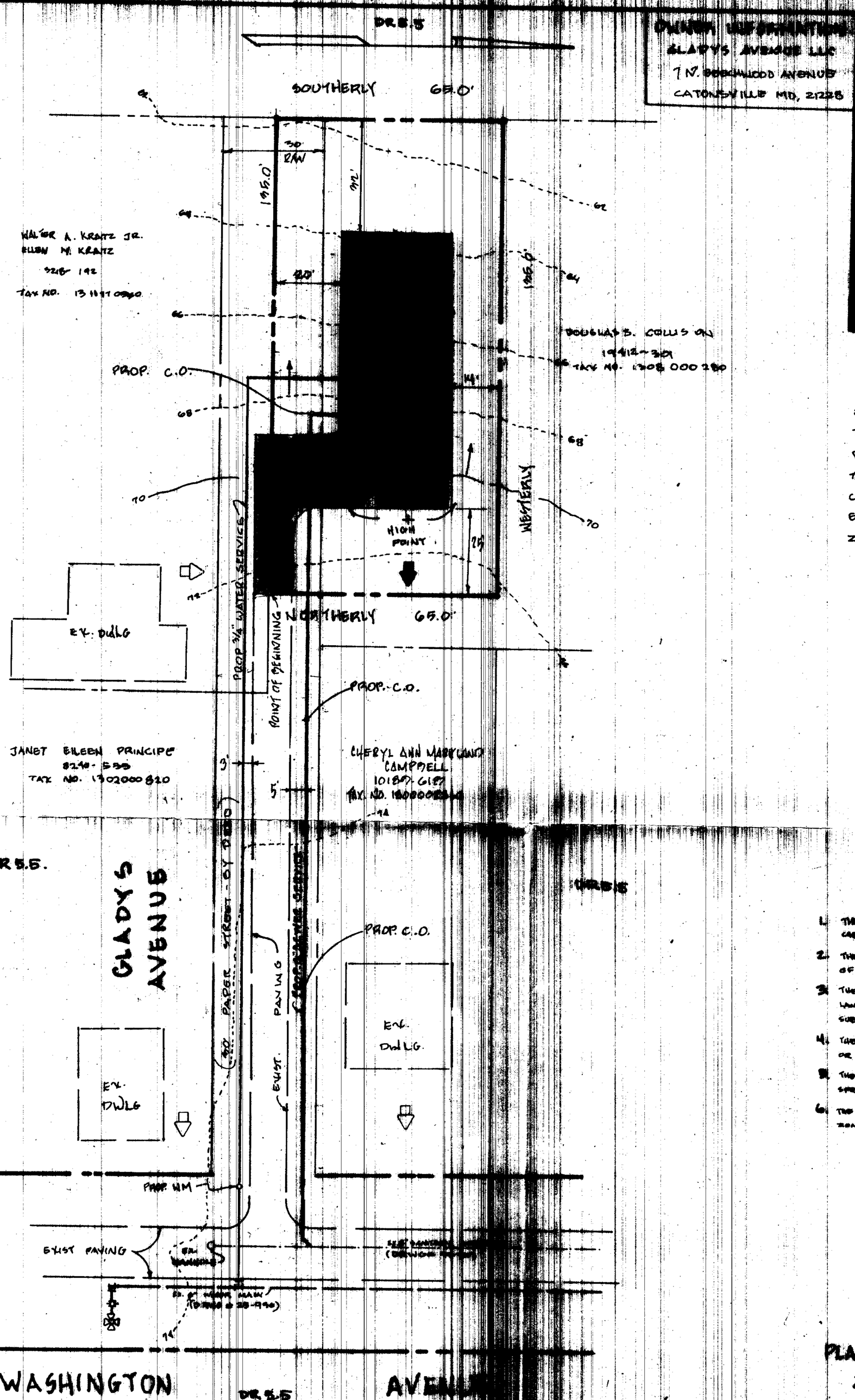
cc: Kristin Matthews
Bruno Rudaitis

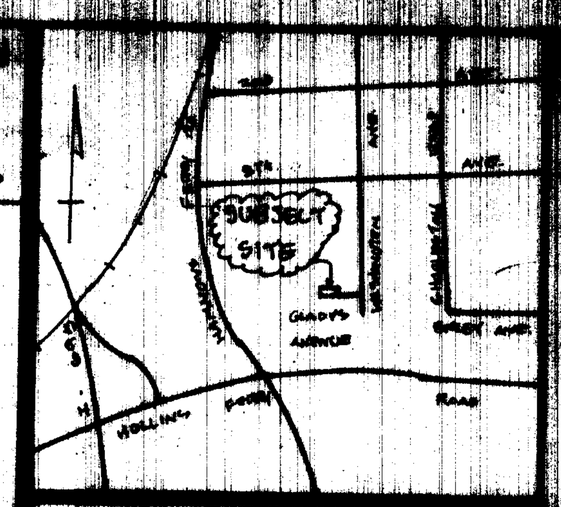
File#L05250601



ZONING MAP
109A1 & 109B1
SCALE: 1" = 200'

#528





VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

SITE AREA	0.20 ACRE±
TAX ACCOUNT NO	1303000080
DEED REFERENCE	22902-691
TAX MAP / GRID / PARCEL	109/9/402
COUNCILMANIC DISTRICT	FIRST
EX. ZONING	RO 5.5
ZONING MAP	109A1 109B1

GENERAL NOTES

1. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
2. THERE ARE NO ZONING LINES WITHIN 200 FT OF THE SUBJECT PROPERTY.
3. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS, OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
4. THERE ARE NO ENDANGERED SPECIES HABITATS OR CRITICAL AREAS ON THE SUBJECT SITE.
5. THERE ARE NO TRIBUTARY STREAMS OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE.
6. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.

PLAT TO ACCOMPANY ZONING PETITION

IN GLADYS AVENUE

PLAT OF HILLSIDE

2-SIDE

1ST DISTRICT — BALTIMORE CO., MD

SCALE: 1" = 20' — APRIL 6, [illegible]

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
[illegible]
TOWSON, [illegible]
PHONE: [illegible]
FAX: [illegible]