



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 14, 2013

Max A. Gasker
Melissa M. Gasker
7846 Denton Avenue
Baltimore, Maryland 21219

Re: Petition for Administrative Variance
Case No. 2013-0230-A
Property: 7846 Denton Avenue

Dear Mr. and Mrs. Gasker:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals an appeal within thirty (30) days from the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE *
(7846 Denton Avenue)
15th Election District *
7th Council District *
Max A. and Melissa M. Gasker *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0230-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Max A. and Melissa M. Gasker for property located at 7846 Denton Avenue. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit installation of an above-ground swimming pool (24' x 15' x 54') in the right side yard vs. the rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. A ZAC comment was received from the Bureau of Development Plans Review (DPR) dated April 19, 2013, indicating that the site is located in the tidal flood plain and a permit is required for the pool. In addition, a ZAC comment was received from the Department of Environmental Protection and Sustainability (DEPS) dated April 30, 2013, indicating that Petitioners were obliged to comply with certain Critical Area regulations, as set forth in B.C.Z.R. Section 500.14.

ORDER RECEIVED FOR FILING

Date 5-14-13

By aw

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 21, 2013 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. 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 Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. 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 Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 14th day of May, 2013, that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit installation of an above-ground swimming pool (24' x 15' x 54') in the right side yard vs. the rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for any 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.

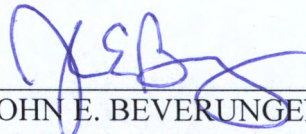
ORDER RECEIVED FOR FILING

Date 5-14-13

By [Signature]

2. The Petitioners must comply with the ZAC comments submitted from DPR and DEPS; copies of which are attached hereto and made a part hereof.

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 5-14-13

By DLW

**CBCA****ADMINISTRATIVE ZONING PETITION****FLOOD PLAIN**

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 7846 Denton Avewhich is presently zoned D.R. 5.5Deed Reference 29135 - 033710 Digit Tax Account # 2500003530Property Owner(s) Printed Name(s) Max A. + Melissa M Gasker(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. ☒ **ADMINISTRATIVE VARIANCE** from section(s)To install a 24'x15'x54" above ground swimming pool in the right side yard VS. the rear yard. (400.1, BCZR),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:Max A. Gasker, Melissa M. Gasker

Name #1 - Type or Print

Name #2 - Type or Print

Max A. GaskerMelissa M Gasker

Signature #1

Signature #2

7846 Denton Ave BALTO. Md

Mailing Address

City

State

21219, 388 - 0645

Zip Code

Telephone #

Email Address

WORK # 410-547-9000-361

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

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 2013-0230-A Filing Date 4/10/13 Estimated Posting Date 4/21/13 Reviewer JCM

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: 7846 Denton Ave BALTO. MD 21219
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)

please see attached petition request statement.

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

Signature of Affiant

Max A. Gasker
Name- Print or Type

Signature of Affiant

Melissa M. Gasker
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 9 day of APRIL, 2013, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

BALTIMORE County Max GASKER

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

Notary Public

My Commission Expires

Administrative Variance Petition Request Statement

Max A. & Melissa M. Gasker

7846 Denton Avenue Baltimore, Md. 21219

Property uniqueness: 7846 Denton Ave is situated on the S.E. end of a peninsula which is accessed by the County road Denton Avenue. As shown in the plot plan, 7846 Denton Ave doesn't have conventional county road frontage. Access to the S.F.D located on lot 24B is by a 10'w x 30'L driveway that begins at the point where Denton Avenue ends. This driveway leads to the west side of the S.F.D that is the main front entrance to our home. This designates this as the front of the house.

Due to the configuration of the lot and the location of the S.F.D, the existing setbacks are as follows:

Front yard - 30' left yard - 17' right yard - 90' rear yard - 45'

Lot 24B is unique because no other surrounding properties have a right side setback twice the dimension as the rear yard setback. Lot 24B is also unique because of the very nature of requesting zoning relief to locate the pool in the right side yard vs. the rear yard. There is simply more room and it makes the most sense locating the pool in the right side yard. Without zoning relief, locating the swimming pool in the rear yard would be grossly impractical because it would eliminate the advantage of maintaining the highest possible setback dimensions from the neighboring property lines as well as the waters edge.

Practical difficulty and unreasonable hardships if relief were not granted: Several practical difficulties and unreasonable hardships would result for me and my family if zoning relief were not granted. Locating the pool in the rear yard would place the pool in direct view of the 3 story high Hutchin property S. F. D. (7844). This would create an evasion of our privacy as compared to the proposed location that would provide as much privacy as possible that would very much satisfy me and my family members when using the pool. It would also create too much congestion in the rear yard and impede free flow of travel around our house. It's imperative that I maintain the ability to maneuver unimpeded around my house with a boat trailer or a camper because due to living on a dead end road, turning these types of vehicles around upon my return would not only be unnecessarily burdensome, it could be virtually impossible.

It seems quite evident that relief can be granted in a fashion that the spirit of the ordinance will be observed and the public safety and welfare secured.

Zoning Property description for 7846 Denton Ave, Baltimore, Md. 21219.

Beginning at the centerline point at the southeast end of Denton Ave which is 24 feet wide, at the distance of 1,050 feet +- southeast of the centerline of the nearest improved intersecting street North Point Road which is 35 feet wide. Being lot # 24B in the subdivision of Thomas B Todd Jr. as recorded in Baltimore County Plat Book # 78, Folio # 0266, containing 18,420 square feet +- (.4229ac +-) located in the 15th Election District and 7th Council District.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0230-A
Petitioner: Max A. GASKER
Address or Location: 7846 Denton Ave BALTO. Md 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Max A. GASKER
Address: 7846 Denton Ave
BALTO. Md 21219

Telephone Number: 410-388-0645

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

No.

96136

Date:

4/10/13

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
4/10/2013 4/10/2013 09:09:31 5

NO.03 WALKIN RDOS LRB
>RECEIPT # 640087 4/10/2013 OFLN

5 528 ZONING VERIFICATION
NO. 96136

Receipt Tot \$75.00
4.00 CK \$100.00 CA
\$25.00 CB
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	846	0000		6150				75.-

Total: 75.-

Rec From:

For:

2013-0230 A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

2013-0230-A

RE: Case No.: _____

Petitioner/Developer: _____

Max Gashier

May 6, 2013

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: _____

7846 Denton Ave

April 21, 2013

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



Sincerely,

April 21, 2013

(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)

M E M O R A N D U M

DATE: June 17, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0230-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 13, 2013. 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

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment4-19DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)C4-30DEPS
(if not received, date e-mail sent _____)C

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)4-16

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: 4-21-13by Beck

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐Comments, if any: Missing photos - Left msg. 5/13 12:24 PM - gave email address

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013- 0230 -A Address 7846 DENTON Ave.

Contact Person: J. MERREY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/10/13 Posting Date: 4/21 Closing Date: 5/6

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 2013- 0230 -A Address 7846 DENTON Ave.

Petitioner's Name MAX GASKER Telephone 410-388-0643

Posting Date: 4/21 Closing Date: 5/6

Wording for Sign: To Permit A POOL TO BE LOCATED IN
THE SIDE YARD IN LIEU OF THE REQUIRED
REAR.

Revised 7/06/11

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2013
Item No. 2013-0230

DATE: April 19, 2013

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

The site is located in the tidal flood plain. A permit is required for the pool.

DAK:CEN
cc: file
ZAC-ITEM NO 13-0230-04222013.doc

ORDER RECEIVED FOR FILING

Date 5-14-13

By 102

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 30 2013

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: April 30, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0230-A
Address 7846 Denton Avenue
(Gasker Property)

Zoning Advisory Committee Meeting of April 15, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is requesting to place a 360 square foot pool 38 feet from the water in the side yard instead of the rear yard. The lot is developed with a dwelling, a garage, and a gravel parking areas. Lot coverage on the entirety of this property is limited to a maximum of 31.25%, with mitigation required for lot coverage over 25%. Lot coverage information was not provided. 15% afforestation (5 trees) and compliance with the BMA regulations is also required. Any trees planted for BMA mitigation can count towards the afforestation requirements. If the applicant can meet the lot coverage, BMA, and afforestation requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

The pool is proposed within the buffer. Mitigation, in the form of planting or fee-in-lieu, may be required to meet the BMA requirements. 5 trees must be existing or planted on site to meet the 15% afforestation requirement. Provided the lot

ORDER RECEIVED FOR FILING

Date 5-14-13

By 103

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coverage, BMA, and afforestation requirements are met, fish, plant, and wildlife habitat in the Chesapeake Bay will be conserved.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Information was not provided as to whether the proposal will meet lot coverage limits, BMA and afforestation requirements. If so, the proposal will be consistent with the Critical Area requirements, and therefore the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

ORDER RECEIVED FOR FILING

Date 5-14-13

By RAW



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4/16/13

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

RE: Baltimore County
Item No. 2013-0230-A
Administrative Variance
Max A. & Melissa M. Gasker
7846 Denton Avenue

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2013-0230-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the word "Sincerely,".

Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

May 7, 2013

Max A. & Melissa M. Gasker
7846 Denton Avenue
Baltimore MD 21219

RE: Case Number: 2013-0230, Address: 7846 Denton Avenue, 21219

Dear Mr. & Ms. Gasker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 10, 2013. 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: jaf

Enclosures

c: People's Counsel

From: Max Gasker <mgasker@thewalters.org>
To: "administrativehearings@baltimorecountymd.gov" <administrativehearings@b...>
CC: Max Gasker <mgasker@thewalters.org>
Date: 5/14/2013 10:45 AM
Subject: Admin. variance case # 0230 - Gasker
Attachments: scan0024.pdf

Attached photos as requested by Debbie.

Max Gasker
7846 Denton Ave
Baltimore, Md. 21219

Administrative Variance Case # 0230

Thanks!

-----Original Message-----

From: Max Gasker
Sent: Tuesday, May 14, 2013 10:26 AM
To: Max Gasker
Subject: Emailing: scan0024

The message is ready to be sent with the following file or link attachments:

scan0024

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier:

District - 15 Account Number - 2500003530

Owner Information

Owner Name: GASKER MAX ANTHONY
GASKER MELISSA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 7846 DENTON AVE
BALTIMORE MD 21219-2418
Deed Reference: 1) /29135/ 00337
2)

Location & Structure InformationPremises Address

7846 DENTON AVE
BALTIMORE MD 21219-2418

Legal Description

.4229 AC PT LOT 24B
7846 DENTON AVE SS
THOMAS B TODD JR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No;
0115	0005	0063		0000			24B	3	Plat Ref: 0078/ 0266

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	1,931 SF	18,421 SF	34

Stories	Basement	Type	Exterior
1.500000	NO	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	164,100	164,100		
Improvements:	255,600	182,400		
Total:	419,700	346,500	346,500	346,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
GASKER MAX ANTHONY	01/28/2010	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/29135/ 00337	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
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:
Approved 01/27/2009

Administrative Variance
Case # 0230
7846 Denton Ave
Baltimore Md 21219
Gasker

N



Administrative Variance

Case # 0230

7846 Denton Ave

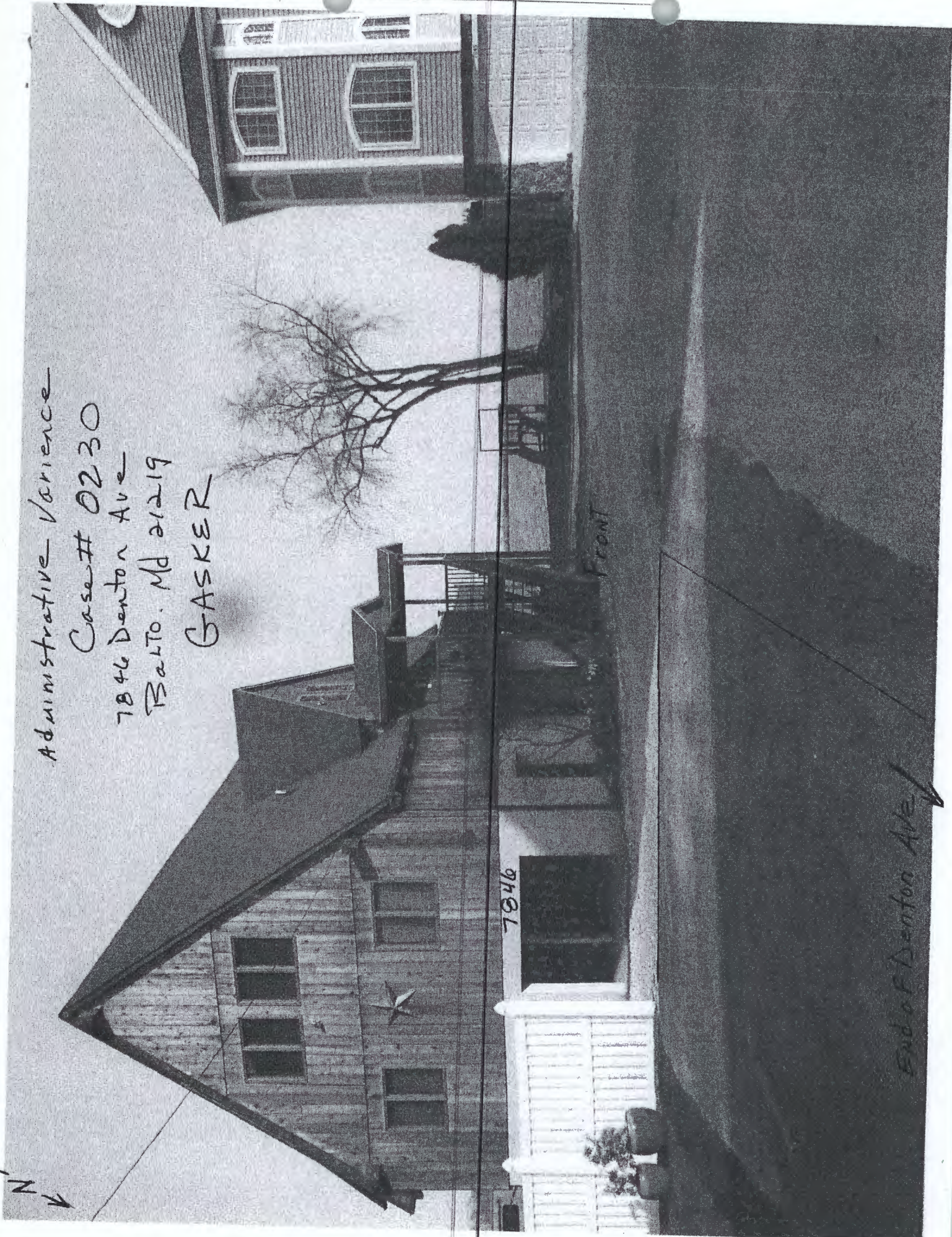
Balto. Md 21219

GASKER

Front

7846

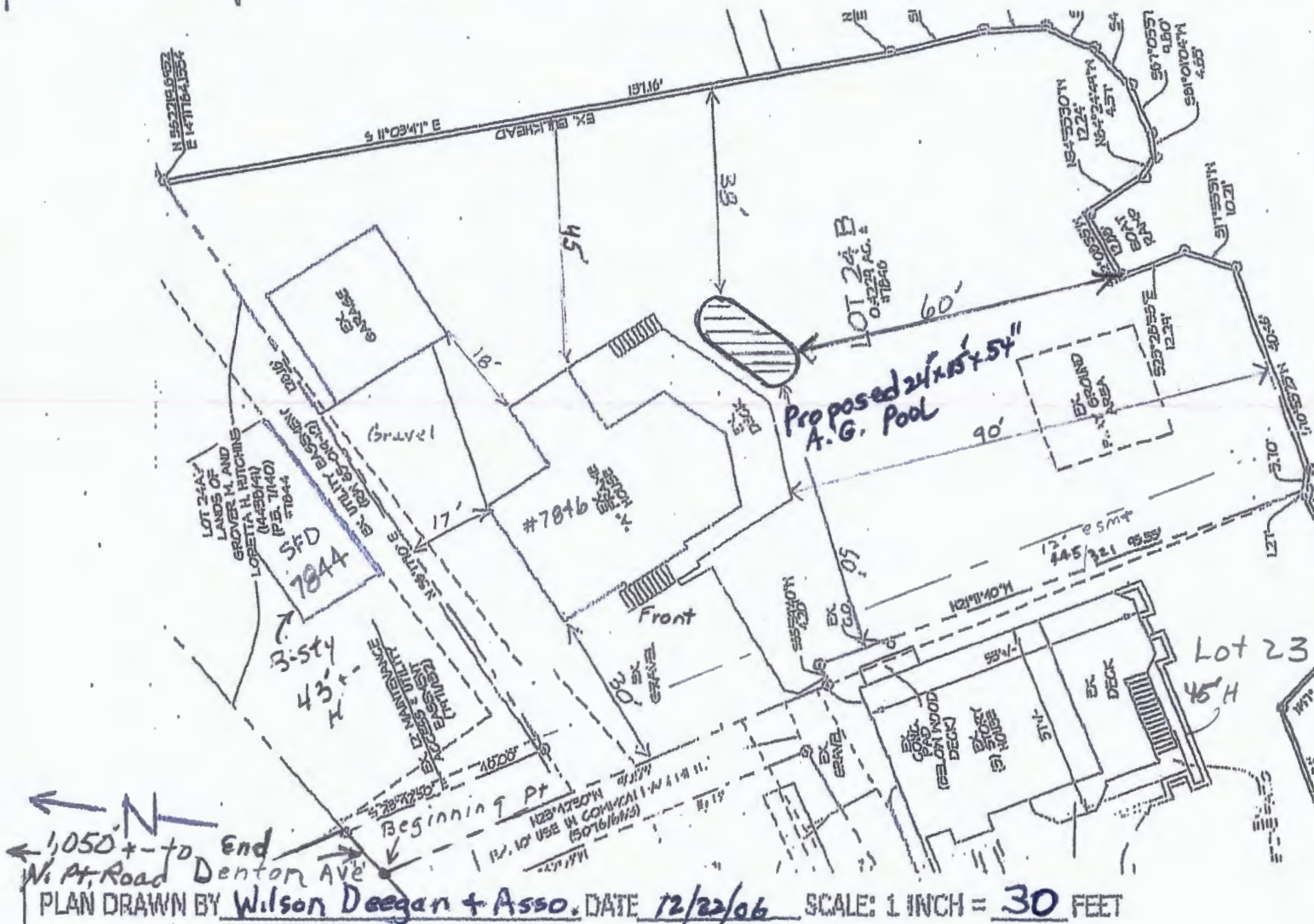
End of Denton Ave



ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 7846 Denton Ave OWNER(S) NAME(S) Max A. & Melissa M GASKER
 SUBDIVISION NAME Thomas B Todd Jr. LOT # 24B BLOCK # _____ SECTION # _____
 PLAT BOOK # 78 FOLIO # 0266 10 DIGIT TAX # 2500003530 DEED REF. # 2913510337



N
 MAP IS NOT TO SCALE
 ZONING MAP# 115C1
 SITE ZONED DR 5.5
 ELECTION DISTRICT 15
 COUNCIL DISTRICT 7
 LOT AREA ACREAGE .42
 OR SQUARE FEET 18420
 HISTORIC? No
 IN CBCA? yes
 IN FLOOD PLAIN? yes
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC X PRIVATE _____
 SEWER IS: PUBLIC X PRIVATE _____
 PRIOR HEARING? 2/2005
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW
04-383-A
No



Pet. Exp. 1

