

**IN RE: PETITION FOR VARIANCE**

(11621 Eastern Avenue)

15<sup>th</sup> Election District

6<sup>th</sup> Council District

Francisco J. Velez Vera

*Legal Owner*

Petitioner

\*

\*

\*

\*

\*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

**CASE NO. 2017-0152-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Francisco J. Velez Vera, owner of the subject property ("Petitioners"). Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft.; and (2) to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively. A site plan was marked as Petitioner's Exhibit 1.

Francisco J. Velez Vera appeared in support of the petition. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS). That agency noted Petitioners would need to comply with Critical Area Regulations.

The property is approximately 7,400 square feet and is zoned DR 1. The property is improved with a single-family dwelling which was constructed in 1945. At present the house is unoccupied and Petitioner, who purchased the home six months ago, is in the process of undertaking substantial renovations. A rear addition to the house was constructed at some time prior to the Petitioner purchasing the property, and it has a deficient rear yard setback. Petitioner

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Date 3/6/17

By Sen

proposes to construct a small (15' x 10') deck at the rear of the dwelling so his children will have a safe place to play. A variance is also required for the deck (open projection) rear yard setback. There was some concern initially with whether the property is in a flood zone, although Petitioner presented an application for building permit (for the deck) on which County staff had noted "property is not in FEMA flood zone."

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Cromwell v. Ward*, 102 Md. App. 691 (1995).

Petitioner has met this test. The property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be unable to construct the proposed deck. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 6<sup>th</sup> day of **March, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: (1) to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft.; and (2) to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively, be and is hereby GRANTED.

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Date 3/6/17

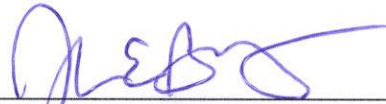
2

By Sen

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioner must comply with Critical Area Regulations.

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:sln

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Date

3/6/17

By

sln



KEVIN KAMENETZ  
*County Executive*

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

March 6, 2017

Francisco J. Velez Vera  
7560 Rabon Avenue  
Baltimore, Maryland 21222

RE: Petition for Variance  
Case No. 2017-0152-A  
Property: 11621 Eastern Avenue

Dear Petitioner:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh  
Enclosure





CBLA

# ADMINISTRATIVE ZONING PETITION

FLOOD

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 11621 Eastern Avenue, Middle River, MD 21220 Currently zoned DR1  
Deed Reference 38118 157 10 Digit Tax Account # 1800013933  
Owner(s) Printed Name(s) Francisco J. Velez Vera

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 feet in lieu of the required 50 feet, and from Section 301.1 of BCZR to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 feet in lieu of the required 37.5 feet, respectively.

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.

ORDER RECEIVED FOR FILING

Date 3/6/17

By Sen

## Owner(s)/Petitioner(s):

Francisco J. Velez Vera  
Name #1 – Type or Print Name #2 – Type or Print

Francisco J. Velez Vera  
Signature #1 Signature #2

7560 Rabon Ave Baltimore MD  
Mailing Address City State

21222 443-823-7213 patronvelez@gmail.com  
Zip Code Telephone # Email Address

## Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Representative to be contacted:

Katya Hernandez  
Name – Type or Print

Signature

652 Bridgeborne Drive Rosedale MD  
Mailing Address City State

21237 443-823-7213  
Zip Code Telephone # Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0152-A Filing Date 12/06/16 Estimated Posting Date 12/18/16 Reviewer AT

~01/02/17



# 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: 11621 Eastern Ave Middle River MD 21220  
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)

As the owner of this house I want to add a 15 feet by 10 feet deck in the back of the house. To my knowledge the previous owner did construction on the property without a legal permit. In which it hinders me to continue with the addition of the deck. This being the case, I want to do the construction following the legal means and with a permit.

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

X Francisco J. Velez Vera  
Signature of Owner (Affiant)

Francisco J. Velez Vera  
Name- Print or Type

X Francisco J. Velez Vera  
Signature of Owner (Affiant)

Francisco J. Velez Vera  
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 16 day of Nov, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: X Francisco J. Velez Vera

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

AS WITNESS my hand and Notaries Seal

Donna L Scott  
Notary Public  
2/26/17  
My Commission Expires



# 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: 11621 Eastern Ave Middle River MD 21220  
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)

As the new owner of this house I want to add a 10 feet by 10 feet deck in the back of the house. To my knowledge the previous owner did construction on the property without a legal permit. In which it hinders me to continue with the addition of the deck. That being the case, I want to do the construction taking the legal means and with a permit.

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

Francisco J. velez vera  
Signature of Owner (Affiant)

Francisco J. velez vera  
Signature of Owner (Affiant)

Francisco J. velez vera  
Name- Print or Type

Francisco J. velez vera  
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 16 day of Nov, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Francisco J. velez vera

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

AS WITNESS my hand and Notaries Seal

Donna L Scott  
Notary Public  
2/26/17  
My Commission Expires





BCA

## ADMINISTRATIVE ZONING PETITION

F1001

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 11621 Eastern Avenue, Middle River, MD 21220 Currently zoned DP-1  
 Deed Reference 38118 1, 157 10 Digit Tax Account # 1 8 0 0 0 1 3 9 3 3  
 Owner(s) Printed Name(s) Francisco J. Velez-Vera

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

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 feet in lieu of the required 50 feet, and from Section 301.1 of BCZR to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 feet in lieu of the required 37.5 feet, respectively.

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.

ORDER RECEIVED FOR FILING

Date 3/6/17  
 By sen

## Owner(s)/Petitioner(s):

Francisco J. Velez Vera  
 Name #1 – Type or Print Name #2 – Type or Print

Francisco J. Velez Vera  
 Signature #1 Signature #2

7560 Rabon Ave Baltimore MD  
 Mailing Address City State

21222 443-823-7213 patronvelez@gmail.com  
 Zip Code Telephone # Email Address

## Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Representative to be contacted:

Katya Hernandez  
 Name – Type or Print

[Signature]  
 Signature

4652 Ridgeborne Drive Rosedale, MD  
 Mailing Address City State

21237 443-823-7213  
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-0152-A Filing Date 12/06/16 Estimated Posting Date 12/18/16 Reviewer AT

~ 01/02/17

Rev 5/5/2016



## Zoning Property Description

**Zoning Property Description for:** 11621 Eastern Avenue, Beginning at a point on the south-east side of Eastern Avenue, which is 30 feet wide at a distance of 110 feet north-east of the centerline of the nearest improved intersecting Earls Road which is 60 feet wide.

PARCEL ONE: 11621 Eastern Avenue, Baltimore, Maryland 21220 TAX I.D. NO.: 15-1 8-00-013933

BEGINNING FOR THE FIRST at a point on the first or North 3 degrees 15 minutes West 78.4 perch line of the 4.50 acre tract of land which by Deed dated December 20, 1954 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2617, folio 80 was conveyed by James H. Veney and wife to Ida Mae Veney, et al; said point of beginning being 1147.12 feet measured northwesterly along said first line from the beginning thereof, thence running and binding on part of said first line as now surveyed North 7 degrees 48 minutes 14 seconds West 171.45 feet to the southeast side of Eastern Avenue as now widened to 50 feet and recorded aforesaid in Liber 903, folio 331 was conveyed by James H. Veney, et al, to The State Roads Commission of Maryland and shown on State Roads Plat No. 599; thence running and binding on the southeast side of Eastern Avenue by a line curving to the left with a radius of 5704.58 feet for a distance of 118.38 feet, thence leaving Eastern Avenue for a new line of division South 51 degrees 28 minutes East 124.97 feet more or less to the place of beginning.

The improvements thereon being known as No. 11621 Eastern Avenue. Containing 0.17 acres of land more or less.

PARCEL TWO: 00.02 Acres Eastern Avenue, Baltimore, Maryland 21220 TAX I.D. NO. : 15-1 8-00-014701

BEGINNING FOR THE SECOND on the southeast side of Eastern Avenue as now widened at the intersection of the first or North 00 degree 11 minutes West 1796 foot line of the 146.20 acre tract of land which by Deed dated March 14, 1968 and recorded among the Land Records of Baltimore County in Liber O.T.G. 4857, folio 425 was conveyed by Lord Calvert Land Grants Inc. to Herman L. Altenburg and wife; said point of beginning being located South 38 degrees 15 minutes 46 seconds West 99.76 feet measured along the southeast side of Eastern Avenue from the beginning of the first line of the 12 acre tract of land which by Deed dated October 26, 1938 and recorded aforesaid in Liber C.W.B. Jr., 1040, folio 558 was conveyed by John F. Milburn and wife to Board of Education of Baltimore County; thence leaving Eastern Avenue and binding reversely on part of the first line in deed first above referred to as now surveyed South 7 degrees 48 minutes 14 seconds East 115 feet, thence running for two lines of division through the land of Altenburg as follows: North 23 degrees 11 minutes 46 seconds East 29.12 feet and North 17 degrees 15 minutes 39 seconds West 91.28 feet to the place of beginning. Containing 00.02 acres of land more or less.

The above described lot of ground lies within a 15 foot right-of-way heretofore conveyed to Baltimore County, Maryland dated June 9, 1971 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5193, folio 759.

2017-0152-A

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

No. **141439**  
 Date **12/06/16**

**PAID RECEIPT**

BUSINESS ACTUAL TIME IN  
 2/06/2016 12/06/2016 10:40:43 2

RECEIPT # 991986 12/06/2016 OFLN

5 528 ZONING VERIFICATION

141439  
 Recpt Tot \$75.00  
 \$75.00 OT  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|----------------|-------------|----------|---------|--------|
| 001  | 806  | 0000 |          | (157)          |             |          |         | \$ 75- |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: **\$ 75-**

Rec From: **FRANCISCO VELEZ VERA**

For: **11621 EASTERN AVE**

**2011-0152-A**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2017- 0152 -A Address 11621 Eastern Avenue

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

Filing Date: 12/06/2016 Posting Date: 12/18/16 Closing Date: 01/02/17

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 2017- 0152 -A Address 11621 Eastern Avenue

Petitioner's Name: Francisco Velez Vera Telephone 443-823-7213

Posting Date: 12/18/16 Closing Date: 01/02/2017

Wording for Sign: To permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 feet in lieu of the required 50 feet, and a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 feet in lieu of the required 37.5 feet, respectively.

Revised 8/9/16

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0152-A

PETITIONER/DEVELOPER

FRANCISCO VELEZ VERA

DATE OF HEARING/CLOSING:

1/2/17

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING, ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT

11621 EASTERN AVE

THIS SIGN(S) WERE POSTED ON December 14, 2016  
(MONTH, DAY, YEAR)

SINCERELY,

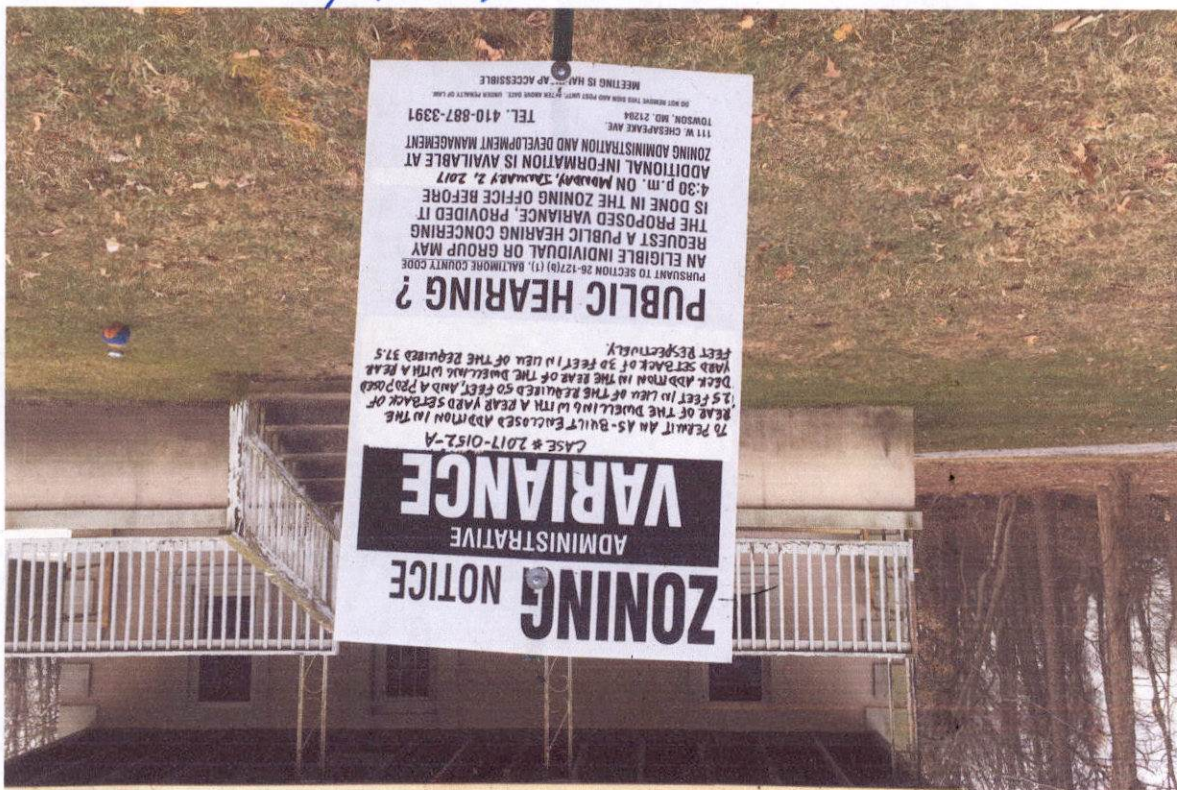
[Signature] 12/14/16  
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE  
(SIGN POSTER)  
60 CHELMSFORD COURT  
BALTIMORE, MD 21220  
(ADDRESS)  
PHONE NUMBER: 443-629-3411

17  
- 152-A  
Needs better  
Site plan  
for the sewerage  
disposal



*Working 12/14/16*





501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 4763829

**Sold To:**

Francisco J. Velez Vera - CU00583870  
7560 Rabon Ave  
Dundalk, MD 21222-1346

**Bill To:**

Francisco J. Velez Vera - CU00583870  
7560 Rabon Ave  
Dundalk, MD 21222-1346

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Feb 09, 2017

**NOTICE OF ZONING HEARING**

The Administrative Law Judge 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: # 2017-0152-A**  
11621 Eastern Avenue  
SE/S Eastern Avenue, 120 ft. NE of centerline of Earls Road  
15th Election District - 6th Councilmanic District  
Legal Owner(s) Francisco J. Velez Vera

**Variance:** to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft., and to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively.

**Hearing: Friday, March 3, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

2/080 Feb. 9 4763829

The Baltimore Sun Media Group

By S. Wilkinson  
Legal Advertising



TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 9, 2017 Issue - Jeffersonian

Please forward billing to:  
Francisco J. Velez Vera  
7560 Rubon Avenue  
Baltimore, MD 21222

443-823-7213

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## NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2017-0152-A**

11621 Eastern Avenue  
SE/S Eastern Avenue, 120 ft. NE to centerline of Earls Road  
15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District  
Legal Owners: Francisco J. Velez Vera

Variance to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft., and to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively.

Hearing: Friday, March 3, 2017 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ  
*County Executive*

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

February 1, 2017

## NOTICE OF ZONING HEARING

The Administrative Law Judge 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 NUMBER: 2017-0152-A**

11621 Eastern Avenue

SE/S Eastern Avenue, 120 ft. NE to centerline of Earls Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Francisco J. Velez Vera

Variance to permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft., and to permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively.

Hearing: Friday, March 3, 2017 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon  
Director

AJ:kl

C: Francisco J. Velez Vera, 7560 Rubon Avenue, Baltimore 21222  
Katya Hernandez, 6652 Ridgeborne Drive, Rosedale 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 11, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**





KEVIN KAMENETZ  
County Executive

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

January 4, 2017

Francisco Velez Vera  
11621 Eastern Avenue  
Middle River MD 21220

RE: Case Number: 2017-0152 A, Address: 11621 Eastern Avenue

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 December 6, 2016. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Katya Hernandez, 6652 Ridegborne Drive, Rosedale MD 21237

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary  
Gregory C. Johnson, P.E., Administrator

Date: 12/12/16

Ms. Kristen Lewis  
Baltimore County Department of  
Permits, Approvals & Inspections  
County Office Building, Room 109  
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 12/12/16. A field inspection and internal review reveals that an entrance onto MD150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0152-A.

Administrative Variance  
Francisco J. Valez Vera  
11621 Eastern Avenue  
MD150

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,

A handwritten signature in blue ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA  
Metropolitan District Engineer – District 4  
Baltimore & Harford Counties

WW/RAZ



File  
copy

## BALTIMORE COUNTY, MARYLAND

### Inter-Office Memorandum

DATE: January 11, 2017

TO: Kristen Lewis, Office of Zoning Review  
Department of Permits, Approvals & Inspections (PAI)

FROM: John E. Beverungen, Administrative Law Judge  
Office of Administrative Hearings

RE: Petition for Administrative Variance – 01/02/17 Closing Date  
**Case No. 2017-0152-A – 11621 Eastern Ave., 21222**



---

After a review of the above-captioned case file, I am requesting that this case be set in for a public hearing. The house is not “owner-occupied” and ownership is listed as LLC, not an individual.

Our office is returning the file to you for further processing such as notifying the Petitioners, posting and advertising of the hearing notices.

Thank you for your attention and cooperation in this matter.

c: Office of People’s Counsel

RE: PETITION FOR ADMINISTRATIVE \* BEFORE THE OFFICE  
VARIANCE \*  
11621 Eastern Avenue; SE/S Eastern \* OF ADMINISTRATIVE  
Avenue, 120' NE of Earls Road \*  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \* HEARINGS FOR  
Legal Owner(s): Francisco J. Velez Vera \* BALTIMORE COUNTY  
Petitioner(s) \*  
\* 2017-152-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED  
JAN 36 2017

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 26th day of January, 2017, a copy of the foregoing Entry of Appearance was mailed to Katya Hernandez, 6652 Ridgeborne Drive, Rosedale, MD 21237, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

## **M E M O R A N D U M**

DATE: April 7, 2017  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2017-0152-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on April 5, 2017. 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



**Debra Wiley**

**From:** Dennis A Kennedy  
**Sent:** Monday, January 09, 2017 3:40 PM  
**To:** Debra Wiley  
**Cc:** Aaron K Tsui; Charles Nwokoro  
**Subject:** RE: Admin. Variance 2017-0152-A (Closing date: 1/2/17)

*John -  
How do you want to  
proceed?  
Deb*

Deb:  
We saw the item but the plan was so poorly-drawn that we could not determine the location of a County sewer that runs near the property line. I took the plan to Aaron Tsui in the Zoning Office and asked for him to have it drawn to scale with straight lines, so that we could locate the sewer and sewer easement.  
We did not write a comment because Aaron said he would get us a decent plan.  
Our comment about the flood plain is, "Prior to building permit application, the petitioner must contact the office of the Director of Public Works to determine the flood protection elevation, so that the floor elevation can be set."  
If a decision must be made on the variances, we recommend that the requests be denied. Otherwise, postpone the decision until a better plan is submitted.  
Dennis

---

**From:** Debra Wiley  
**Sent:** Monday, January 09, 2017 2:50 PM  
**To:** Dennis A Kennedy <DKennedy@baltimorecountymd.gov>  
**Subject:** Admin. Variance 2017-0152-A (Closing date: 1/2/17)

Hi Dennis,

In reviewing the above-referenced case file, it appears the ZAC comment from your section is not included. The case file was marked "flood". I've checked with June and she's indicated that Zoning does not have the comment. In any event, I've provided the case description for your convenience.

Thanks in advance.

**CASE NUMBER: 2017-0152-A**

11621 EASTERN AVE.

Location: SE/S of Eastern Avenue, 120 ft. NE to the c/line of Earls Road

15th Election District, 6th Council District

Legal owner: Francisco J. Velez Vera

ADMINISTRATIVE VARIANCE (1) To permit an as-built enclosed addition in the rear of the dwelling with a rear yard setback of 25 ft. in lieu of the required 50 ft; and (2) To permit a proposed deck addition in the rear of the dwelling with a rear yard setback of 30 ft. in lieu of the required 37.5 ft., respectively.

Debra Wiley  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

## Debra Wiley

---

**From:** Debra Wiley  
**Sent:** Tuesday, January 10, 2017 2:12 PM  
**To:** Aaron K Tsui  
**Subject:** Admin. Var. 2017-0152-A (Closing date: 1/2/17)

Hi Aaron,

Left you a voice mail around 10 am – thought this might be better.

I need to speak to you about the above referenced case –

1. Petition reflects that the subject address is 11621 Eastern Ave.; however, 7569 Rabon Ave. is also listed.
2. When searching the SDAT for 7560 Rabon Ave., it's showing owner as DJK Properties LLC
3. The photos clearly show that the property is vacant (windows and doors boarded up)
4. Did you see Dennis Kennedy's email today about the poorly-drawn site plan – have you received a revised one?

Thanks in advance; it is appreciated.

Debra Wiley, Legal Administrative Secretary  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

Cannot process as  
an AV:  
1. house is not  
"owner-occupied"  
2. ownership listed  
as LLC, not an  
individual.



Real Property Data Search (w2) **Guide to searching the database**

Search Result for BALTIMORE COUNTY

| View Map                                                    |                 | View GroundRent Redemption                       |                               | View GroundRent Registration                                  |                                                          |
|-------------------------------------------------------------|-----------------|--------------------------------------------------|-------------------------------|---------------------------------------------------------------|----------------------------------------------------------|
| <b>Account Identifier:</b>                                  |                 | <b>District - 15 Account Number - 1800013933</b> |                               |                                                               |                                                          |
| Owner Information                                           |                 |                                                  |                               |                                                               |                                                          |
| <b>Owner Name:</b>                                          |                 | VERA FRANCISCO VELEZ                             |                               | <b>Use:</b>                                                   | RESIDENTIAL                                              |
| <b>Mailing Address:</b>                                     |                 | 11621 EASTERN AVE<br>BALTIMORE MD 21220-         |                               | <b>Principal Residence:</b>                                   | YES                                                      |
|                                                             |                 |                                                  |                               | <b>Deed Reference:</b>                                        | /38118/ 00157                                            |
| Location & Structure Information                            |                 |                                                  |                               |                                                               |                                                          |
| <b>Premises Address:</b>                                    |                 | 11621 EASTERN AVE<br>BALTIMORE 21220-            |                               | <b>Legal Description:</b>                                     | .17 AC<br>11621 EASTERN AVE SES<br>420 NE BOWLEYS QTR RD |
| <b>Map:</b>                                                 | <b>Grid:</b>    | <b>Parcel:</b>                                   | <b>Sub District:</b>          | <b>Subdivision:</b>                                           | <b>Section: Block: Lot:</b>                              |
| 0091                                                        | 0004            | 0229                                             |                               | 0000                                                          |                                                          |
|                                                             |                 |                                                  |                               | <b>Assessment Year:</b>                                       | 2015                                                     |
|                                                             |                 |                                                  |                               | <b>Plat No:</b>                                               |                                                          |
|                                                             |                 |                                                  |                               | <b>Plat Ref:</b>                                              |                                                          |
| <b>Special Tax Areas:</b>                                   |                 |                                                  | <b>Town:</b>                  |                                                               |                                                          |
|                                                             |                 |                                                  | NONE                          |                                                               |                                                          |
|                                                             |                 |                                                  | <b>Ad Valorem:</b>            |                                                               |                                                          |
|                                                             |                 |                                                  | <b>Tax Class:</b>             |                                                               |                                                          |
| <b>Primary Structure Built</b>                              |                 | <b>Above Grade Enclosed Area</b>                 |                               | <b>Finished Basement Area</b>                                 |                                                          |
| 1945                                                        |                 | 1,088 SF                                         |                               | 7,405 SF                                                      |                                                          |
|                                                             |                 |                                                  |                               | <b>Property Land Area</b>                                     |                                                          |
|                                                             |                 |                                                  |                               | 7,405 SF                                                      |                                                          |
|                                                             |                 |                                                  |                               | <b>County Use</b>                                             |                                                          |
|                                                             |                 |                                                  |                               | 04                                                            |                                                          |
| <b>Stories</b>                                              | <b>Basement</b> | <b>Type</b>                                      | <b>Exterior</b>               | <b>Full/Half Bath</b>                                         | <b>Garage Last Major Renovation</b>                      |
| 2                                                           | YES             | STANDARD UNIT                                    | ASBESTOS SHINGLE              | 1 full                                                        |                                                          |
| Value Information                                           |                 |                                                  |                               |                                                               |                                                          |
|                                                             |                 | <b>Base Value</b>                                | <b>Value As of 01/01/2015</b> | <b>Phase-in Assessments As of 07/01/2016 As of 07/01/2017</b> |                                                          |
| <b>Land:</b>                                                |                 | 85,400                                           | 85,400                        |                                                               |                                                          |
| <b>Improvements</b>                                         |                 | 51,000                                           | 49,800                        |                                                               |                                                          |
| <b>Total:</b>                                               |                 | 136,400                                          | 135,200                       | 135,200                                                       | 135,200                                                  |
| <b>Preferential Land:</b>                                   |                 | 0                                                |                               |                                                               | 0                                                        |
| Transfer Information                                        |                 |                                                  |                               |                                                               |                                                          |
| <b>Seller: DEUTSCHE BANK NATIONAL TRUST COMPANY TRUSTEE</b> |                 | <b>Date: 10/11/2016</b>                          |                               | <b>Price: \$56,000</b>                                        |                                                          |
| <b>Type: NON-ARMS LENGTH OTHER</b>                          |                 | <b>Deed1: /38118/ 00157</b>                      |                               | <b>Deed2:</b>                                                 |                                                          |
| <b>Seller: REHEARD JOHN E JR</b>                            |                 | <b>Date: 04/29/2016</b>                          |                               | <b>Price: \$102,000</b>                                       |                                                          |
| <b>Type: NON-ARMS LENGTH OTHER</b>                          |                 | <b>Deed1: /37451/ 00163</b>                      |                               | <b>Deed2:</b>                                                 |                                                          |
| <b>Seller: REHEARD JOHN E, JR</b>                           |                 | <b>Date: 04/03/2007</b>                          |                               | <b>Price: \$44,249</b>                                        |                                                          |
| <b>Type: NON-ARMS LENGTH OTHER</b>                          |                 | <b>Deed1: /25438/ 00337</b>                      |                               | <b>Deed2:</b>                                                 |                                                          |
| Exemption Information                                       |                 |                                                  |                               |                                                               |                                                          |
| <b>Partial Exempt Assessments:</b>                          |                 | <b>Class</b>                                     | <b>07/01/2016</b>             | <b>07/01/2017</b>                                             |                                                          |
| <b>County:</b>                                              |                 | 000                                              | 0.00                          |                                                               |                                                          |
| <b>State:</b>                                               |                 | 000                                              | 0.00                          |                                                               |                                                          |
| <b>Municipal:</b>                                           |                 | 000                                              | 0.00 0.00                     | 0.00 0.00                                                     |                                                          |
| <b>Tax Exempt:</b>                                          |                 | <b>Special Tax Recapture:</b>                    |                               |                                                               |                                                          |
| <b>Exempt Class:</b>                                        |                 | NONE                                             |                               |                                                               |                                                          |
| Homestead Application Information                           |                 |                                                  |                               |                                                               |                                                          |
| <b>Homestead Application Status: No Application</b>         |                 |                                                  |                               |                                                               |                                                          |

3. The data shown on this page is for informational purposes only. It is not intended to be used for legal or financial purposes. While we have confidence in

2017-0152-A

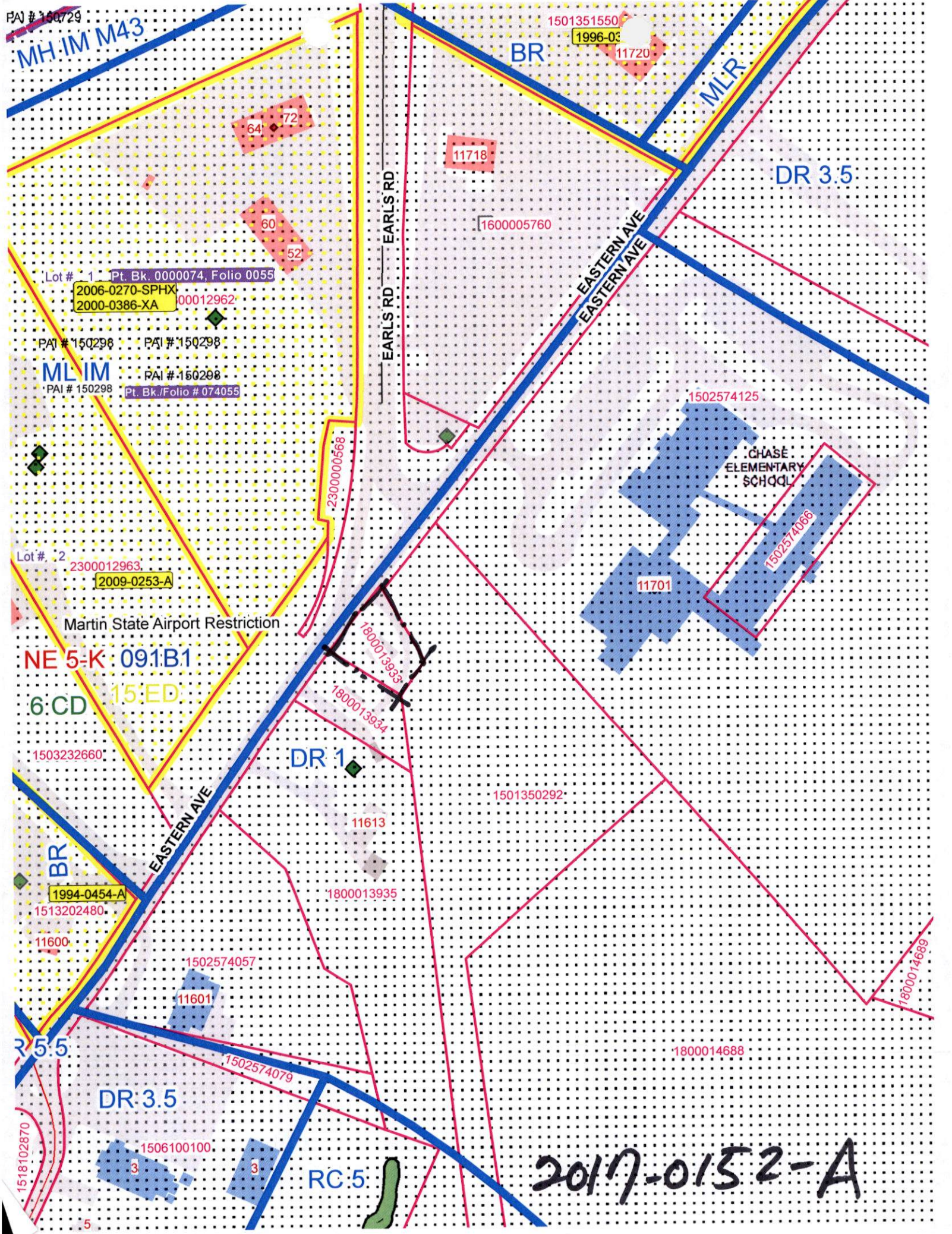


Real Property Data Search **Guide to searching the database**

Search Result for BALTIMORE COUNTY

| View Map                                                  |                                  | View GroundRent Redemption                       |                               | View GroundRent Registration                                           |                 |
|-----------------------------------------------------------|----------------------------------|--------------------------------------------------|-------------------------------|------------------------------------------------------------------------|-----------------|
| <b>Account Identifier:</b>                                |                                  | <b>District - 12 Account Number - 1223038840</b> |                               |                                                                        |                 |
| Owner Information                                         |                                  |                                                  |                               |                                                                        |                 |
| <b>Owner Name:</b>                                        | DJK PROPERTIES LLC               |                                                  | <b>Use:</b>                   | RESIDENTIAL                                                            |                 |
| <b>Mailing Address:</b>                                   | 2314 BOSTON ST                   |                                                  | <b>Principal Residence:</b>   | NO                                                                     |                 |
|                                                           | BALTIMORE MD 21224-3601          |                                                  | <b>Deed Reference:</b>        | /31787/ 00308                                                          |                 |
| Location & Structure Information                          |                                  |                                                  |                               |                                                                        |                 |
| <b>Premises Address:</b>                                  |                                  | 7560 RABON AVE<br>BALTIMORE 21222-               |                               | <b>Legal Description:</b><br>7560 RABON AVE<br>GRAY MANOR HOMES<br>INC |                 |
| <b>Map:</b>                                               | <b>Grid:</b>                     | <b>Parcel:</b>                                   | <b>Sub District:</b>          | <b>Subdivision:</b>                                                    | <b>Section:</b> |
| 0096                                                      | 0023                             | 0216                                             |                               | 0000                                                                   | 3               |
|                                                           |                                  |                                                  |                               |                                                                        | F               |
|                                                           |                                  |                                                  |                               |                                                                        | 5               |
|                                                           |                                  |                                                  |                               |                                                                        | 2015            |
|                                                           |                                  |                                                  |                               |                                                                        | Plat No:        |
|                                                           |                                  |                                                  |                               |                                                                        | Plat Ref:       |
|                                                           |                                  |                                                  |                               |                                                                        | 0018/0108       |
| <b>Special Tax Areas:</b>                                 |                                  |                                                  | <b>Town:</b>                  |                                                                        |                 |
|                                                           |                                  |                                                  | NONE                          |                                                                        |                 |
| <b>Ad Valorem:</b>                                        |                                  |                                                  |                               |                                                                        |                 |
| <b>Tax Class:</b>                                         |                                  |                                                  |                               |                                                                        |                 |
| <b>Primary Structure Built</b>                            | <b>Above Grade Enclosed Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b>     | <b>County Use</b>                                                      |                 |
| 1953                                                      | 1,024 SF                         |                                                  | 1,600 SF                      | 04                                                                     |                 |
| <b>Stories</b>                                            | <b>Basement</b>                  | <b>Type</b>                                      | <b>Exterior</b>               | <b>Full/Half Bath</b>                                                  | <b>Garage</b>   |
| 2                                                         |                                  | CENTER UNIT                                      | BRICK                         | 1 full                                                                 |                 |
| Value Information                                         |                                  |                                                  |                               |                                                                        |                 |
|                                                           |                                  | <b>Base Value</b>                                | <b>Value As of 01/01/2015</b> | <b>Phase-in Assessments As of 07/01/2016 As of 07/01/2017</b>          |                 |
| <b>Land:</b>                                              |                                  | 36,000                                           | 36,000                        |                                                                        |                 |
| <b>Improvements</b>                                       |                                  | 47,300                                           | 52,800                        |                                                                        |                 |
| <b>Total:</b>                                             |                                  | 83,300                                           | 88,800                        | 86,967                                                                 | 88,800          |
| <b>Preferential Land:</b>                                 |                                  | 0                                                |                               |                                                                        | 0               |
| Transfer Information                                      |                                  |                                                  |                               |                                                                        |                 |
| <b>Seller: SECRETARY OF HOUSING AND URBAN DEVELOPMENT</b> |                                  | <b>Date: 03/06/2012</b>                          |                               | <b>Price: \$55,100</b>                                                 |                 |
| <b>Type: NON-ARMS LENGTH OTHER</b>                        |                                  | <b>Deed1: /31787/ 00308</b>                      |                               | <b>Deed2:</b>                                                          |                 |
| <b>Seller: RUTH WILLIAM</b>                               |                                  | <b>Date: 12/09/2011</b>                          |                               | <b>Price: \$173,000</b>                                                |                 |
| <b>Type: NON-ARMS LENGTH OTHER</b>                        |                                  | <b>Deed1: /31583/ 00311</b>                      |                               | <b>Deed2:</b>                                                          |                 |
| <b>Seller: SECRETARY OF HOUSING AND</b>                   |                                  | <b>Date: 02/03/2004</b>                          |                               | <b>Price: \$64,000</b>                                                 |                 |
| <b>Type: NON-ARMS LENGTH OTHER</b>                        |                                  | <b>Deed1: /19536/ 00511</b>                      |                               | <b>Deed2:</b>                                                          |                 |
| Exemption Information                                     |                                  |                                                  |                               |                                                                        |                 |
| <b>Partial Exempt Assessments:</b>                        | <b>Class</b>                     | <b>07/01/2016</b>                                |                               | <b>07/01/2017</b>                                                      |                 |
| <b>County:</b>                                            | 000                              | 0.00                                             |                               |                                                                        |                 |
| <b>State:</b>                                             | 000                              | 0.00                                             |                               |                                                                        |                 |
| <b>Municipal:</b>                                         | 000                              | 0.00 0.00                                        |                               | 0.00 0.00                                                              |                 |
| <b>Tax Exempt:</b>                                        |                                  | <b>Special Tax Recapture:</b>                    |                               |                                                                        |                 |
| <b>Exempt Class:</b>                                      |                                  | NONE                                             |                               |                                                                        |                 |
| Homestead Application Information                         |                                  |                                                  |                               |                                                                        |                 |
| <b>Homestead Application Status: No Application</b>       |                                  |                                                  |                               |                                                                        |                 |



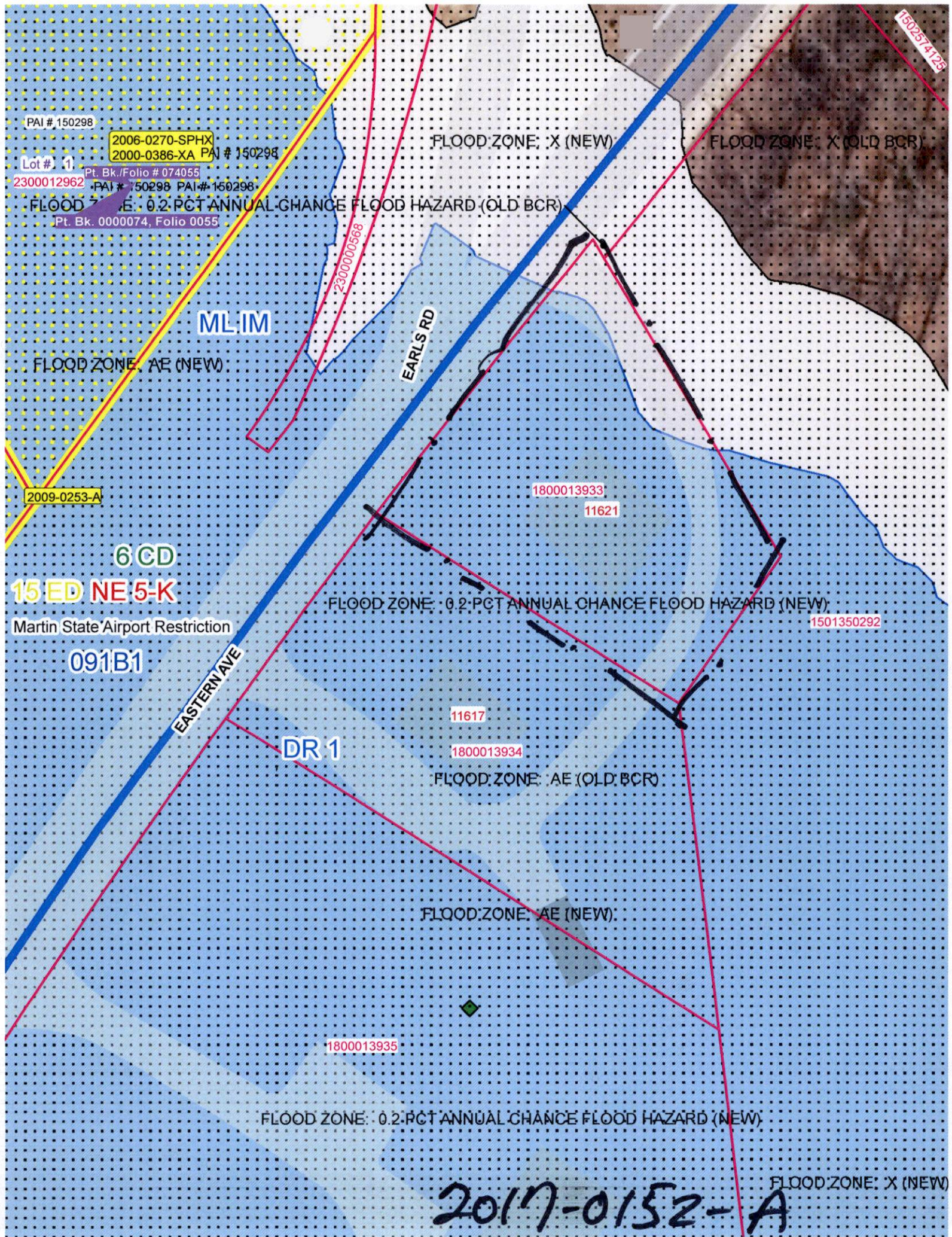






4-9210-0102









125-102



2300000568

Pt. Bk. 0000074, Folio 0055

2006-0270-SPHX  
2000-0386-XA

Lot # 1 PAL # 150298 PAL # 150298

2300012962 PAL # 150298

Pt. Bk. PAL # 150298

1502574125

MLIM

EARLS RD

6 CD

15 ED

091B1

NE 5-K

DR 1

1800013933

11621

Martin State Airport Restriction

1501350292

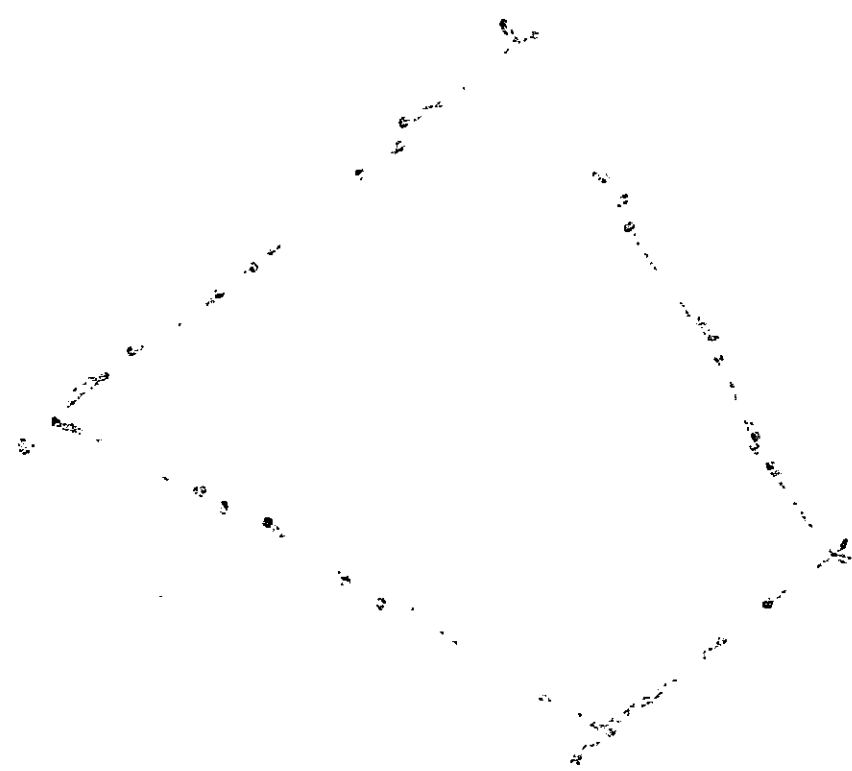
11617

1800013934

1800013935

2017-0152-A





253



X 6

THIS DEED and AGREEMENT made this 9<sup>th</sup> day of June, in the year  
Nineteen Hundred and Seventy - One, between  
✓ HERMAN L. ALTENBURG and AUGUSTA M. ALTENBURG, his wife, of Baltimore County, State  
of Maryland.

parties of the first part, and BALTIMORE COUNTY, MARYLAND, a municipal corpora-  
tion, party of the second part.

WHEREAS, the party of the second part desires to construct and maintain sewers, drains, water  
pipes and other municipal utilities and services in and across the land hereinafter described, and the  
parties of the first part are willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt  
whereof is hereby acknowledged, the said parties of the first part hereby grant and  
convey unto Baltimore County, Maryland, a municipal corporation, its successors and as-  
signs, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utili-  
ties and services in and through the land of the parties of the first part, situate in Baltimore  
County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and ser-  
vices to be laid in the right-of-way which is described as follows:

Situate in the Fifteenth Election District of Baltimore County.

BEING a right-of-way 15 feet wide across the property of the parties of the  
first part, said right-of-way consisting of 0.513 acres, more or less, as shown  
shaded and indicated "15' UTILITY EASEMENT" on the Baltimore County Bureau of  
Land Acquisition Drawing No. RW 70-021-1, which is attached hereto and made a  
part hereof.

TOGETHER with a 35 foot temporary easement for construction purposes over  
the property of the parties of the first part, said temporary construction area  
consisting of 1.221 acre, more or less, as shown indicated "35' TEMP. CONST.  
AREA", on the aforesaid Drawing No. RW 70-021-1, which is attached hereto and  
made a part hereof.

FOR TITLE: See Deed dated March 11, 1968 and recorded among the Land Records  
of Baltimore County in Liber O.T.G., No. 4857, folio 425, from Lord Calvert Land  
Grants, Inc., to Herman L. Altenburg and Augusta M. Altenburg, his wife.

IT IS MUTUALLY AGREED between the parties hereto that upon completion of  
the installation of Utility facilities in the easement hereinabove described,  
the Temporary Easement above described shall become null and void and the  
parties of the first part herein shall hold the property over which the said  
Temporary Easement runs free and clear of said Temporary Easement.

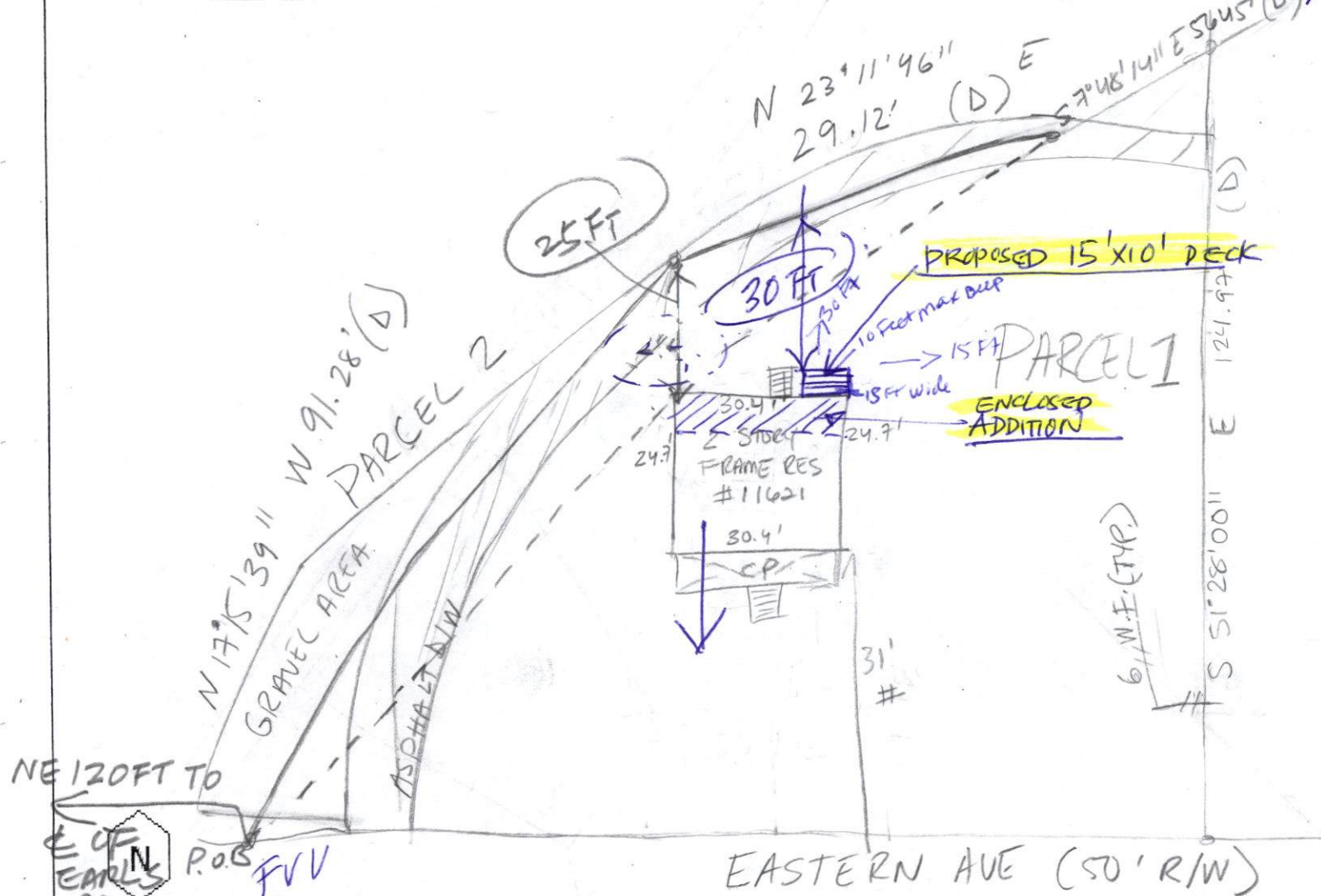
AND the parties of the first part do hereby agree that Baltimore County, Maryland, its  
successors and assigns, shall have the right and privilege of entering upon the aforesaid land, when-  
ever it may be necessary, to make openings and excavations, and to lay, construct and maintain said  
municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in  
good condition; and it is further agreed that no buildings or similar structures of any kind shall be  
erected in, on or over the said right-of-way by any of the parties hereto, their heirs, personal  
representatives, successors and assigns; nor shall the existing grade be changed without prior  
approval of Baltimore County Bureau of Engineering.

2017-0152-A

1. 2. 3. 4. 5.



PLAT BOOK #        FOLIO #        10 DIGIT TAX # 1800013933 DEED REF. # 38118/00457



PLAN DRAWN BY Francisco Velaz Vera DATE                      SCALE: 1 INCH = 40 FEET

PETITIONER' S

EXHIBIT NO.

14 copias

2017-0152-A

N

E. 4th AVE

E. 5th AVE

site

MAP IS NOT TO SCALE

ZONING MAP# 091B1  
SITE ZONED DR-1  
ELECTION DISTRICT 15  
COUNCIL DISTRICT 6  
LOT AREA ACREAGE \_\_\_\_\_  
OR SQUARE FEET 7,405  
HISTORIC ? No  
IN CBCA ? NO YES  
IN FLOOD PLAIN ? YES  
UTILITIES ? MARK WITH X  
WATER IS:  
PUBLIC ✓ PRIVATE \_\_\_\_\_  
SEWER IS:  
PUBLIC ✓ PRIVATE \_\_\_\_\_  
PRIOR HEARING ? No  
IF SO GIVE CASE NUMBER \_\_\_\_\_  
AND ORDER RESULT BELOW  
NO

**VIOLATION CASE INFO:**

NO



