

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

DATE: October 30, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0065-A – Appeal Period Expired

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The appeal period for the above-referenced case expired on October 29, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

/dlw

**AIN RE: PETITION FOR ADMIN. VARIANCE \***  
**(3502 JoAnn Drive)**  
2<sup>nd</sup> Election District \*  
4<sup>th</sup> Council District \*  
James A. & Cecelia Hughes \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2019-0065-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, James A. and Cecelia Hughes (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed sunroom addition to the rear of the existing dwelling with a rear setback of 22 ft. in lieu of the required 30 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 7, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9-27-18  
By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

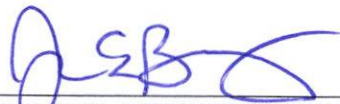
THEREFORE, IT IS ORDERED, this 27<sup>th</sup> day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed sunroom addition to the rear of the existing dwelling with a rear setback of 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

JEB:dlw

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

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Date 9-27-18

By dlw



**ADMINISTRATIVE ZONING PETITION**  
 FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING  
 To be filed with the Department of Permits, Approvals and Inspections

**To the Office of Administrative Hearings for Baltimore County for the property located at:**

Address 3502 JO ANN DR Currently zoned DR 5.5  
 Deed Reference 5688 / 0767 10 Digit Tax Account # 0 2 1 6 5 5 0 5 1 0  
 Owner(s) Printed Name(s) JAMES & CECELIA HUGHES

(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 a proposed sunroom addition to the rear of the existing dwelling with a rear yard setback of 22 feet in lieu of the required 30 feet.

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

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.  
 I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

**Owner(s)/Petitioner(s):**

JAMES HUGHES / CECELIA HUGHES  
 Name #1 – Type or Print Name # 2 – Type or Print  
James Hughes / Cecelia A. Hughes  
 Signature #1 Signature # 2  
3502 Jo Ann Drive Windsor Mill, Maryland  
 Mailing Address City State  
21244 / 410-655-8104 / bruiser1@comcast.net  
 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:**

GERARDO PEREZ  
 Name – Type or Print \_\_\_\_\_  
Gerardo Perez  
 Signature \_\_\_\_\_  
3516 ASHBY CT WOODBIDGE VA  
 Mailing Address City State  
22192 / 703-944-0530 / GFPEREZ@LIVE.COM  
 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 2019-0065A Filing Date 8/27/18 Estimated Posting Date 9/19/18 Reviewer AT

- 9/24/18

Rev 5/5/2016

2019-0065-A

ORDER RECEIVED FOR FILING  
 9-27-18  
 [Signature]



**ZONING PROPERTY DESCRIPTION FOR**

**3502 JO ANN DR, BALTIMORE, MD 21244.**

**PART A**

Beginning at a point on the **west** side of **Jo Ann Dr** which is **50** feet wide at a distance **54** feet **south** of the centerline of the nearest improved intersecting street **Subet Rd** which is **50** feet wide.

**PART B**

Being Lot # **18**, in the subdivision of **Millvale** as recorded in Baltimore County Plat Book # **18/116**, Deed Reference # **5688/767**, containing **5,400** of total square feet. Located in the **2nd** Election District and **4th** Council District.

2019-0065-A

# CERTIFICATE OF POSTING

Date: SEPTEMBER 7, 2018

RE: Project Name: 5 WHITWICK COURT #1  
Case Number /PAI Number: 2019-0064-A  
Petitioner/Developer: MISKELLY  
Date of Hearing/Closing: SEPTEMBER 24, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 WHITWICK COURT

The sign(s) were posted on SEPTEMBER 7, 2018  
(Month, Day, Year)

Sep 7, 2018 8:52:42 AM  
Parkville

## ZONING NOTICE ADMINISTRATIVE VARIANCE

5 WHITWICK COURT  
CASE NO. 2019-064-A

REQUEST: TO PERMIT A PROPOSED SUNROOM  
ADDITION TO THE REAR OF THE EXISTING  
DWELLING W/ A REAR YARD SETBACK OF 21  
FEET IN LIEU OF THE REQ'D 30 FEET AND TO  
AMEND THE FINAL DEVELOPMENT PLAN OF  
12<sup>TH</sup> AVENUE FOR LOT 4 ONLY

Pursuant to Section 26-127(b)(1), Baltimore County Code, an  
eligible individual or group may request a public hearing  
concerning the proposed variance, provided the request is  
received in the Zoning Review Office before 5 P.M. on:  
SEPTEMBER 24, 2018

Additional information is available at the Department of Permits,  
Approvals and Inspections, Baltimore County Office Building, 111  
West Chesapeake Avenue, Towson, MD. 21284  
(410) 887-3381

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL  
AFTER THE ABOVE DATE.

*David Billingsley*  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY  
(Printed Name of Sign Poster)

601 CHARWOOD COURT  
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040  
(City, State, Zip Code of Sign Poster)

(410) 679-8719  
(Telephone Number of Sign Poster)

# CERTIFICATE OF POSTING

Date: SEPTEMBER 7, 2018

RE: Project Name: 5 WHITWICK COURT #2  
Case Number /PAI Number: 2019-0064-A  
Petitioner/Developer: MISKELLY  
Date of Hearing/Closing: SEPTEMBER 24, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 5 WHITWICK COURT

The sign(s) were posted on SEPTEMBER 7, 2018

(Month, Day, Year)



David Billingsley  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2019- 065 - A Address 3502 Jo Ann Drive  
Contact Person: Aaron Tsui Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 08/027/2018 Posting Date: 09/09/18 Closing Date: 09/24/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2019- 065 -A Address 3502 Jo Ann Drive  
Petitioner's Name: James Hughes Telephone : 410-655-8104  
Posting Date: 09/09/18 Closing Date: 09/24/2018  
Wording for Sign: To permit a proposed sunroom addition to the rear of the existing dwelling with a rear yard setback of 22 feet in lieu of the required 30 feet.

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

No. 170312  
 Date 8/27/18

**PAY RECEIPT**  
 BUSINESS ACTUAL TIME TRK  
 8/27/2018 8/27/2018 09:44:57 3  
 4503 WALKIN CAN  
 08/27/2018 8/27/2018 09:44:57  
 523 ZIMMIS VERIFICATION  
 1/1/12  
 Rec'd For: \$175.00  
 \$225.00  
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				\$175
Total								\$175

Rec From: \_\_\_\_\_  
 For: 3502 JO ANN DR  
2019-0065-A

**CASHIER'S  
 VALIDATION**

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



DONALD I. MOHLER III  
County Executive

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

September 25, 2018

James & Cecelia Hughes  
3502 JoAnn Drive  
Windsor Mill, MD 21244

RE: Case Number: 2019-0065 A, Address: 3502 JoAnn Drive

Dear Mr. & Ms. Hughes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 27, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
Gerardo Perez, 3516 Ashby Court, Woodbridge VA 22192

9-24

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED  
SEP 10 2018  
OFFICE OF  
ADMINISTRATIVE HEARINGS

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

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

DATE: September 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0065-A  
Address 3502 Jo Ann Drive  
(Hughes Property)

Zoning Advisory Committee Meeting of **September 10, 2018**.

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

Reviewer: Steve Ford



STATE HIGHWAY  
 ADMINISTRATION

Date: 9/7/18

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

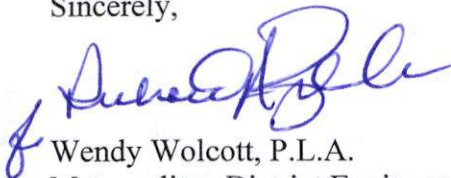
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2019-0065-A

*Administrative Variance  
 James & Cecelia Hughes  
 3502 Fo Ann Drive*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.  
 Metropolitan District Engineer  
 Maryland Department of Transportation  
 State Highway Administration  
 District 4 - Baltimore and Harford Counties

WW/RAZ

PLEASE SCAN AND EMAIL THE DECISION TO

[GFPEREZ@LIVE.COM](mailto:GFPEREZ@LIVE.COM)


2019-0065 A

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** September 24, 2018

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For September 10, 2018  
Item No. 2019-0062-A, 0063-A, 0065-A, 0066-SPH, 0067-SPHX, 0068-A  
and 0071-A

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

\* \* \* \* \*

VKD: cen  
cc: file



3502 Joann Drive  
Front View



Left front & Side View



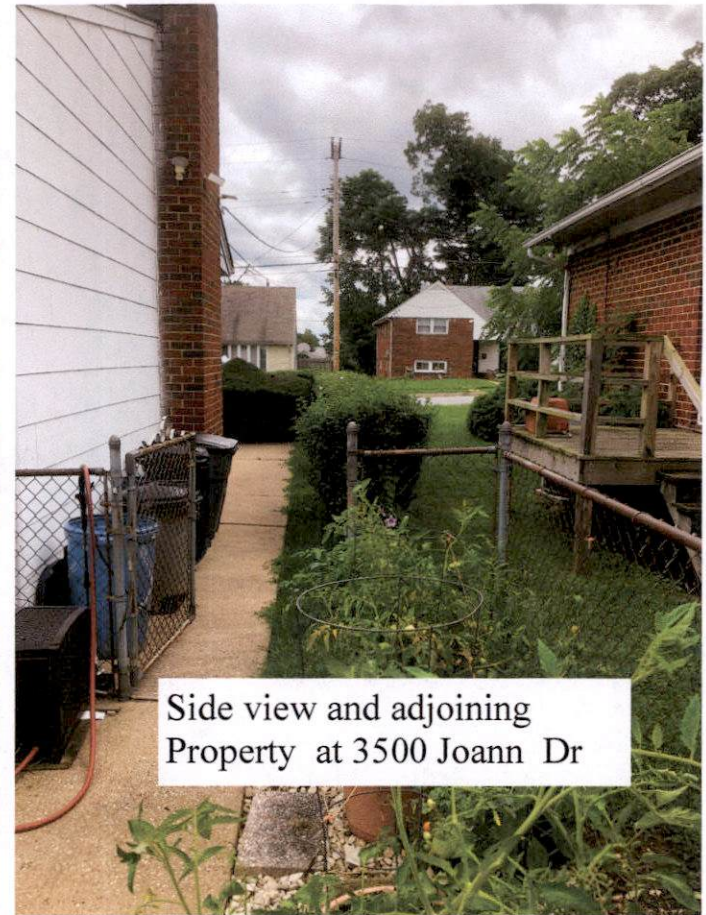
Right Front & Side View

2019-0065-A





Existing structure to be enclosed



Side view and adjoining Property at 3500 Joann Dr



Rear (facing street And adjoining Property at 3504



Rear adjoining property

2019-0065-A



3502 Joann Drive  
Front View



Left front & Side View

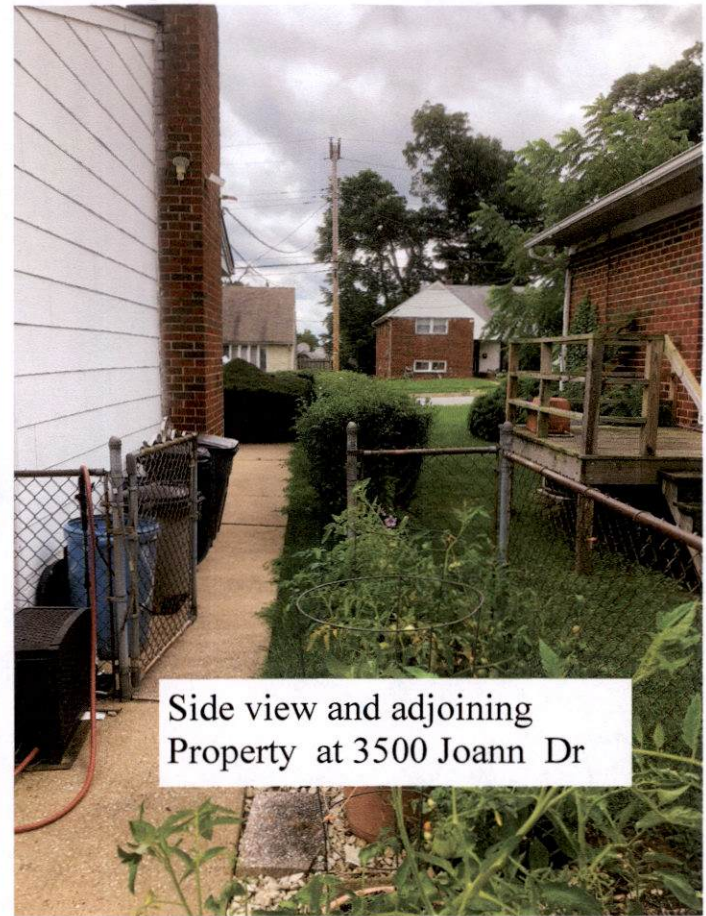


Right Front & Side View

2019-0065-A



Existing structure to be enclosed



Side view and adjoining Property at 3500 Joann Dr



Rear (facing street And adjoining Property at 3504



Rear adjoining property

2019-0085-A

9/24

CASE NO. 2019- 0065-A

**C H E C K L I S T**

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>9-10</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-7</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 <sup>st</sup> )	Date: <u>9-7-18</u>	by <u>Billingley</u>
SIGN POSTING (2 <sup>nd</sup> )	Date: <u>"</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes <input type="checkbox"/> No <input type="checkbox"/>	
PEOPLE'S COUNSEL COMMENT LETTER	Yes <input type="checkbox"/> No <input type="checkbox"/>	

Comments, if any: \_\_\_\_\_

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 02 Account Number - 0216550510								
Owner Information										
Owner Name:		HUGHES JAMES A HUGHES CECELIA		Use: Principal Residence:		RESIDENTIAL YES				
Mailing Address:		3502 JOANN DR BALTIMORE MD 21244-2923		Deed Reference:		/05688/ 00767				
Location & Structure Information										
Premises Address:		3502 JO ANN DR BALTIMORE 21244-0000		Legal Description:						
MILLVALE										
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0077	0023	0514		0000			18	2019	Plat Ref:	0018/ 0116
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1954		1,457 SF		500 SF		5,400 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half						
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2018		07/01/2019		
Land:		56,600		56,600						
Improvements		110,000		110,000						
Total:		166,600		166,600		166,600				
Preferential Land:		0								
Transfer Information										
Seller: PLEET LOUIS				Date: 10/22/1976		Price: \$39,000				
Type: ARMS LENGTH IMPROVED				Deed1: /05688/ 00767		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00		0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 12/31/2012										
Homeowners' Tax Credit Application Information										

**Homeowners' Tax Credit Application Status:** No Application

**Date:**

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# ZAC AGENDA

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**Case Number:** 2019-0065-A **Reviewer:** Aaron Tsui

**Existing Use:** RESIDENTIAL **Proposed Use:**

**Type:** ADMINISTRATIVE VARIANCE

**Legal Owner:** James & Cecelia Hughes

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

**Property Address:** 3502 JO ANN DR

**Location:** W/S of Jo Ann Avenue, 54 ft. S of the centerline of Subet Road

**Existing Zoning:** DR 5.5

**Area:** 5,400 SQ. FT.

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

To permit a proposed sunroom addition to the rear of the existing dwelling with a rear setback of 22 ft. in lieu of the required 30 ft.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 09/24/2018

**Miscellaneous Notes:**

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**Case Number:** 2019-0066-SPH **Reviewer:** Jun Fernando

**Existing Use:** RESIDENTIAL **Proposed Use:**

**Type:** SPECIAL HEARING

**Legal Owner:** Richard A Robinson , Dennis Michael Robinson, Sr.

**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

**Property Address:** 7436 BRADSHAW RD

**Location:** N/S of Bradshaw Road, +/- 640 ft. W from the centerline of Jerusalem Road

**Existing Zoning:** RC 5

**Area:** 0.643 ACRES

**Proposed Zoning:**

SPECIAL HEARING:

To determine whether or not the Administrative Law Judge should approve a non-conforming use for a 2 or 3 unit dwelling instead of permitted single family dwelling.

**Attorney:** John B Gontrum, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

**Prior Zoning Cases:** None

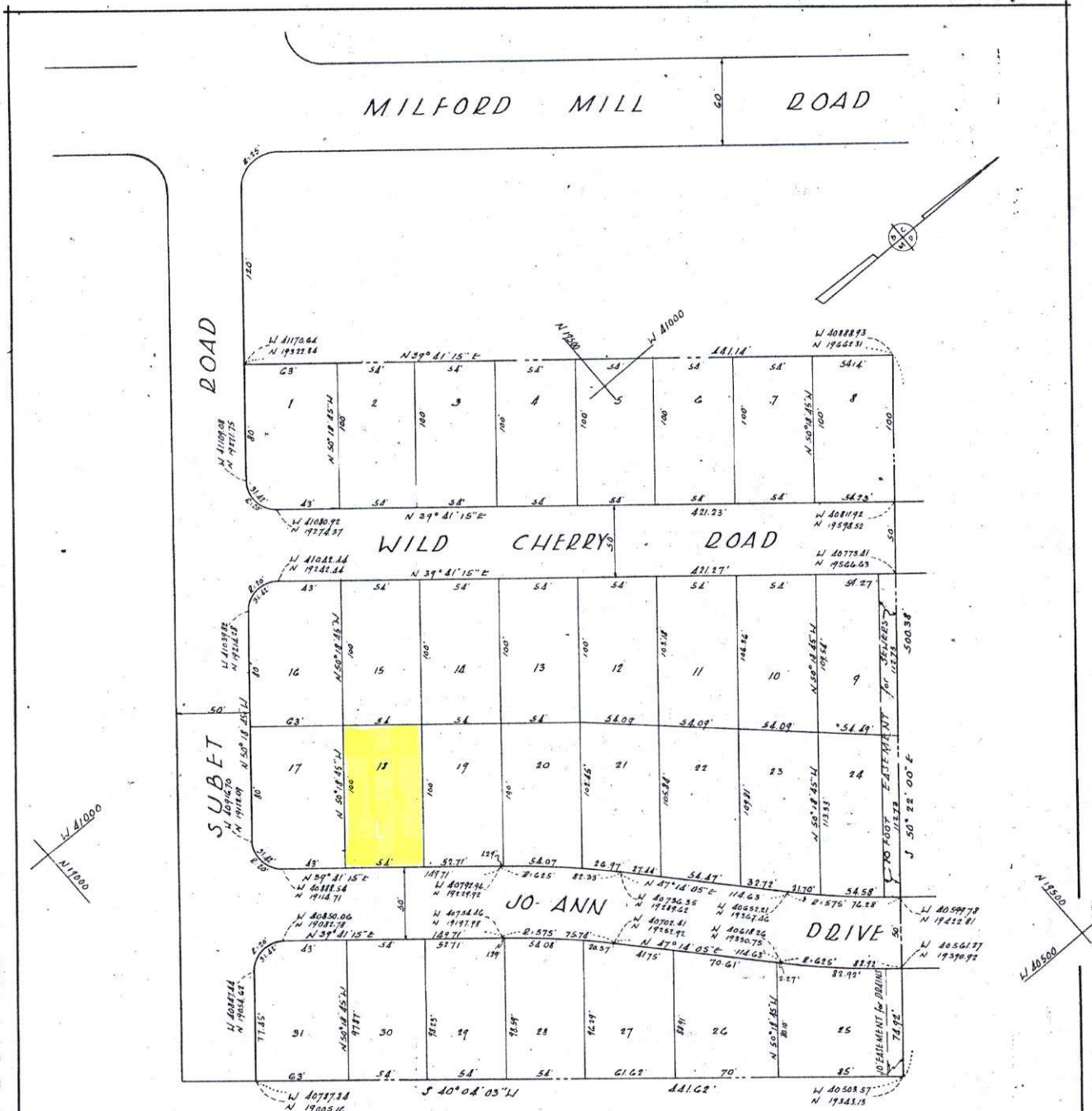
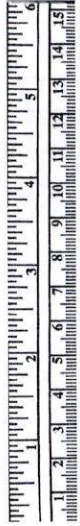
**Concurrent Cases:** None

**Violation Cases:** CC1806450

**Closing Date:**

**Miscellaneous Notes:**

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Note: The streets and/or roads as shown hereon and the Monies thereon in deeds are for the purpose of description only and the same are not intended to be dedicating to public use; the fee simple title to both thereof is expressly reserved to the grantors of the deed in which this plat is attached, their heirs and assigns.

**ENGINEERS & OWNERS CERTIFICATE**

Certification is hereby made that all of the requirements of the Annotated Code of Maryland, Chapter 1016, Section 728 of Article 17, 1947 Supplement have been complied with on this plat.

Owner: *[Signature]*

SUBDIVISION OF  
**MILLVALE No. 3**  
 2<sup>ND</sup> ELECT DIST BALTO CO, MD  
**LUDGATE BUILDING CORP**  
 4024 GLEN AVENUE  
 BALTIMORE, MD

APPROVED AS TO ALIGNMENT & LOCATION  
*[Signature]*  
 Road Engineer, Baltimore, MD  
 Date: *April 26, 1958*  
 Planning Commission  
 Date: *Apr. 17, 1958*

FILED FOR RECORD WITH  
 FROM  
 TO  
**APR 20 1958**

*[Signature]*  
 Clerk

SCALE: 1" = 50' DECEMBER 29, 1952  
 W LLOYD WALLACE - SURVEYOR  
 3205 THE ALAMEDA - BALTO, MD  
 REG. NO. 63

18-116

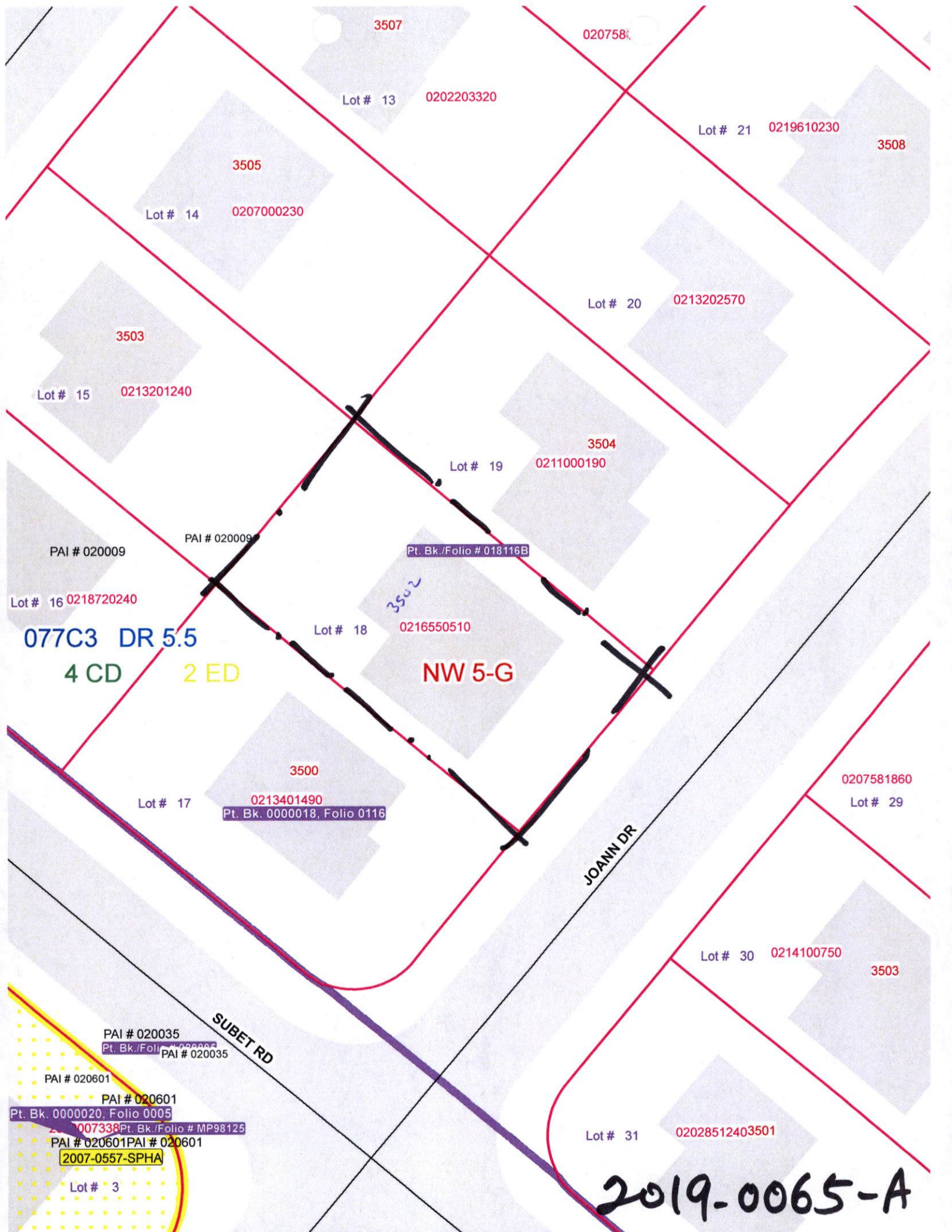
P55809

MSA SSU 1036-734

2019-0065-A



A-2200-PIA



3507

020758i

Lot # 13 0202203320

Lot # 21 0219610230

3508

3505

Lot # 14 0207000230

Lot # 20 0213202570

3503

Lot # 15 0213201240

3504

Lot # 19 0211000190

PAI # 020009

PAI # 020009

Pt. Bk./Folio # 018116B

Lot # 16 0218720240

077C3 DR 5.5

4 CD

2 ED

Lot # 18 0216550510

3502

NW 5-G

3500

Lot # 17 0213401490  
Pt. Bk. 0000018, Folio 0116

0207581860

Lot # 29

JOANN DR

Lot # 30 0214100750

3503

PAI # 020035  
Pt. Bk./Folio # 020007  
PAI # 020035

SUBBET RD

PAI # 020601

PAI # 020601

Pt. Bk. 0000020, Folio 0005

007338 Pt. Bk./Folio # MP98125

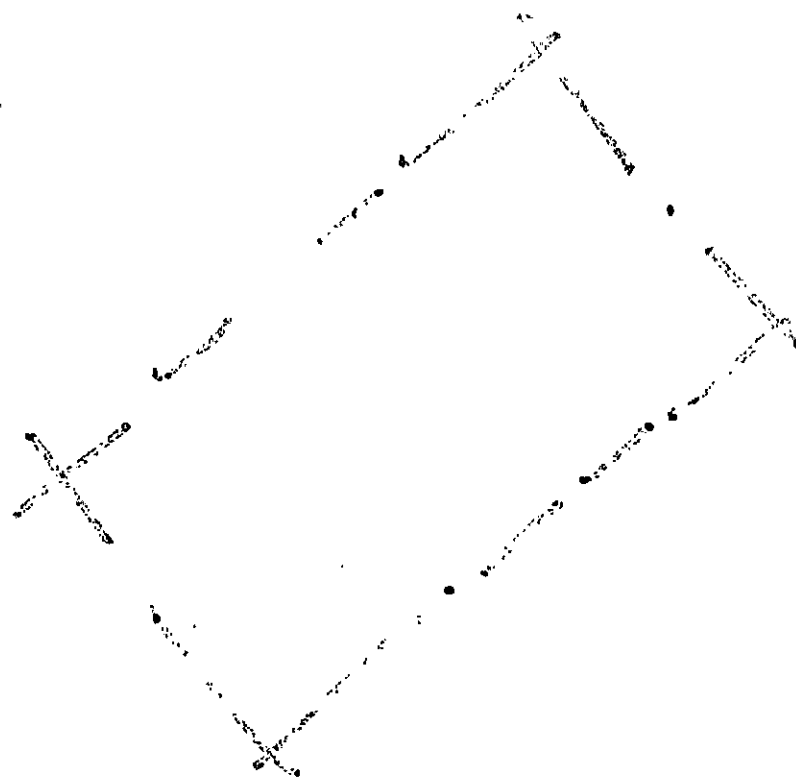
PAI # 020601 PAI # 020601

2007-0557-SPHA

Lot # 31 02028512403501

Lot # 3

2019-0065-A



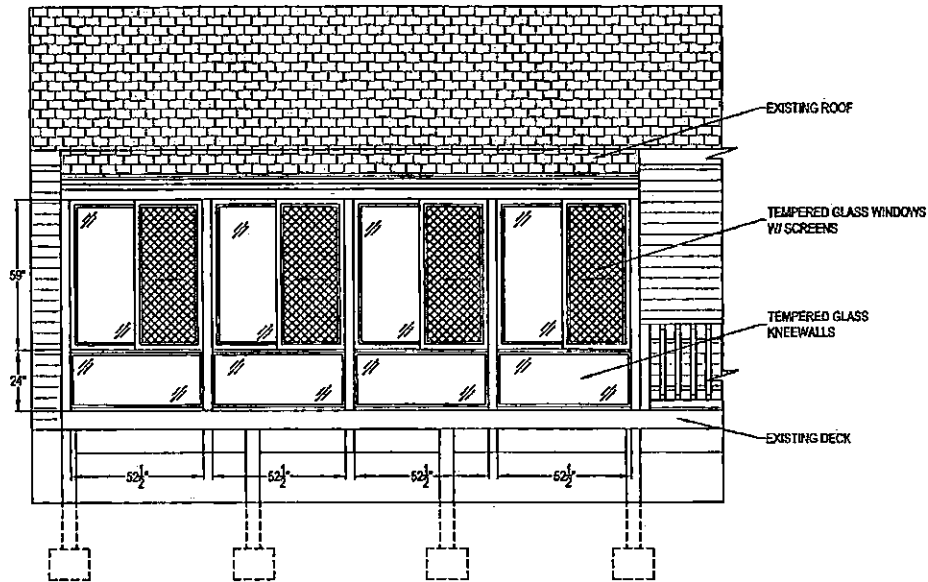
A-2000-Plc-S

Real Property Data Search ( w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 02 Account Number - 0216550510								
Owner Information										
Owner Name:		HUGHES JAMES A HUGHES CECELIA		Use: Principal Residence:		RESIDENTIAL YES				
Mailing Address:		3502 JOANN DR BALTIMORE MD 21244-2923		Deed Reference:		/05688/ 00767				
Location & Structure Information										
Premises Address:		3502 JO ANN DR BALTIMORE 21244-0000		Legal Description:						
MILLVALE										
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0077	0023	0514		7101			18	2019	Plat Ref:	0018/ 0116
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1954		1,457 SF		500 SF		5,400 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	SIDING	1 full/ 1 half						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2016		07/01/2018		07/01/2019	
Land:		56,600		56,600						
Improvements		110,000		110,000						
Total:		166,600		166,600		166,600				
Preferential Land:		0								
Transfer Information										
Seller: PLEET LOUIS			Date: 10/22/1976			Price: \$39,000				
Type: ARMS LENGTH IMPROVED			Deed1: /05688/ 00767			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Seller:			Date:			Price:				
Type:			Deed1:			Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00]		0.00]				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 12/31/2012										

2019-0065-A



ELEVATION - "B" WALL

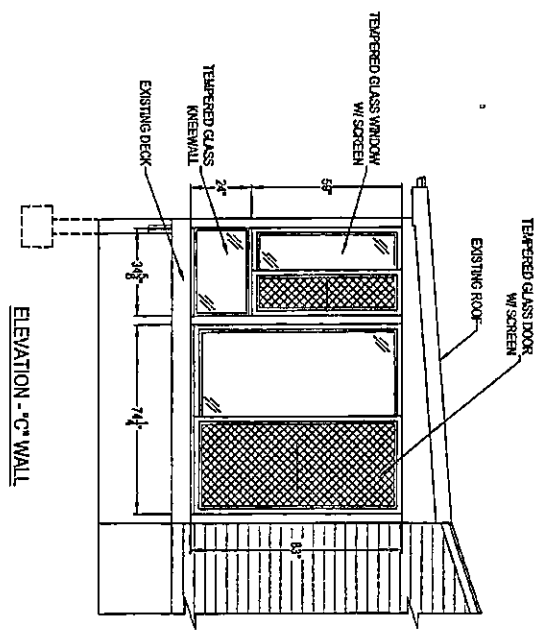
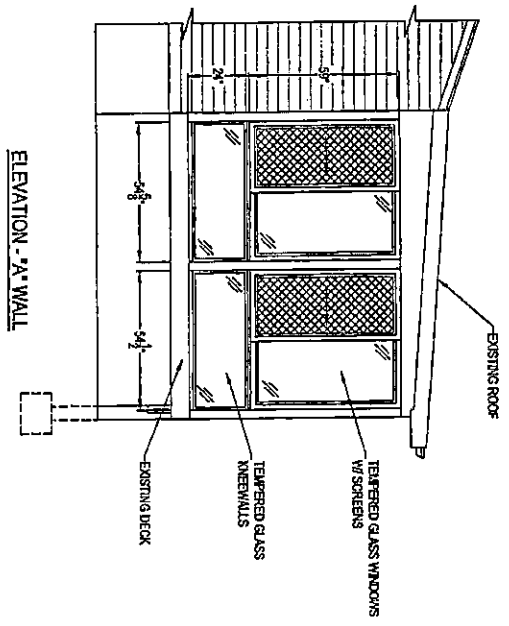
**NOTES:**

1. ALLVIEW (AAS) ROOM; BRONZE IN COLOR
2. CONSTRUCT ENCLOSURE ON EXISTING DECK AND UNDER EXISTING ROOF
3. NO HEAT OR ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. ALL LUMBER TO BE SPF #2 OR BETTER, PRESSURE TREATED WHERE REQUIRED
6. WHERE REQUIRED, METALS IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE ADEQUATELY PROTECTED.
7. ROOM CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY EFFICIENCY REQUIREMENTS (PER CHAPTER 11 OF IRC)

LOCATION GDI - BALTIMORE 501 MCCORMICK DRIVE, SUITES D-F GLEN BURNIE, MD 21061 410-760-1919	
JAMES & CECILIA HUGHES 3502 JOANN DRIVE WINDSOR MILL, MD. 21244 JOB #40371	
REV. A 8/2/18	
DATE	7/17/18
DRAWN	VNG
SCALE	1/4" = 1'-0"
SHEET	1 OF 4

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2019-0065-A



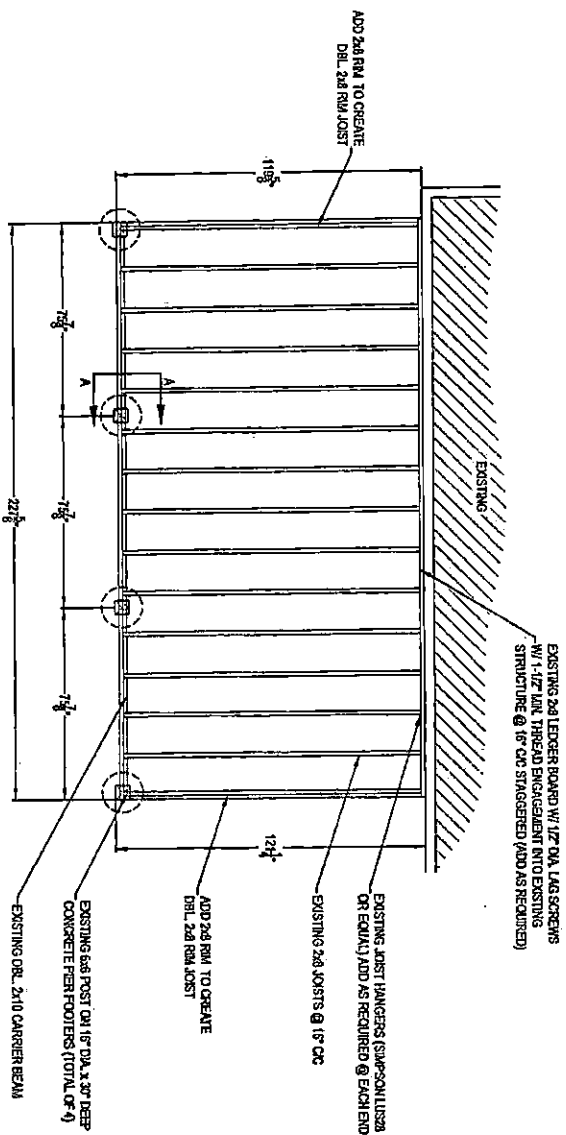
DATE 7/17/18  
 DRAWN VNG  
 SCALE 1/4" = 1'-0"  
 SHEET 2 OF 4

REV. A 8/3/18  
 .  
 .  
 .

JAMES & CECILIA HUGHES  
 3502 JOANN DRIVE  
 WINDSOR MILL, MD. 21244  
 JOB #40371

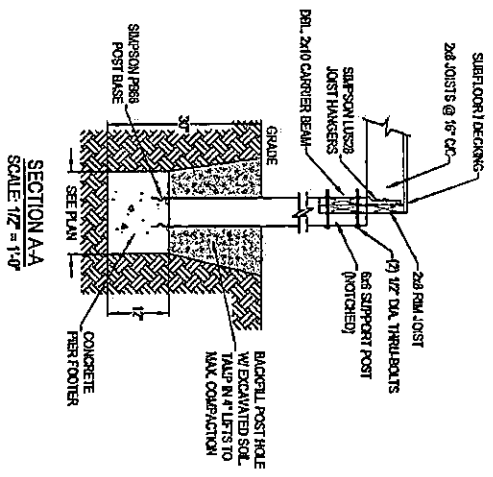
LOCATION  
 GDI - BALTIMORE  
 501 MCCORMICK DRIVE, SUITES D-F  
 GLEN BURNIE, MD 21061  
 410-760-1919





DECK PLAN  
SCALE: 1/4" = 1'-0"

19'



SECTION AA  
SCALE: 1/2" = 1'-0"

DATE	REV. A 8/3/18
DRAWN	ZTT/18
SCALE	VNS
AS NOTED	
SHEET	3 OF 4

JAMES & CECILIA HUGHES  
3502 JOANN DRIVE  
WINDSOR MILL, MD. 21244  
JOB #40371

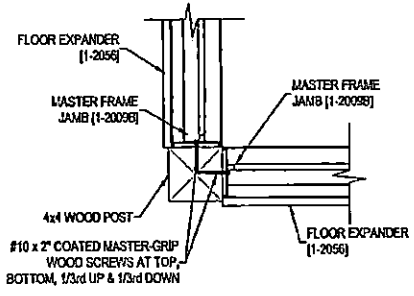
LOCATION  
GDI - BALTIMORE  
501 McCORMICK DRIVE, SUITES D-F  
GLEN BURNIE, MD 21081  
410-760-1919



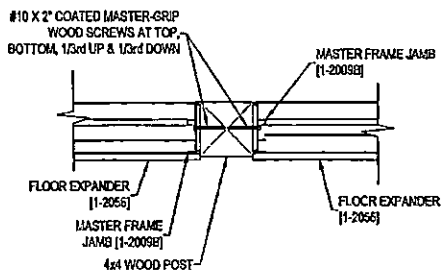
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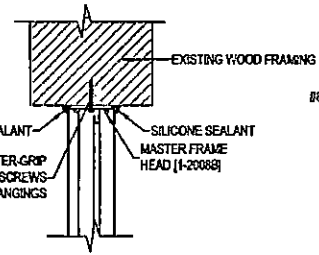
BY GREAT DAY IMPROVEMENTS, LLC.



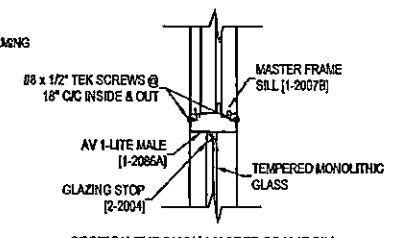
PLAN VIEW OF MASTER FRAME JAMBS  
CONNECTION @ 4x4 WOOD POST



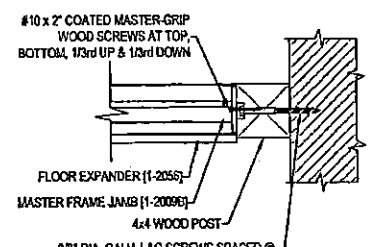
PLAN VIEW OF MASTER FRAME JAMBS  
CONNECTION @ 4x4 WOOD POST



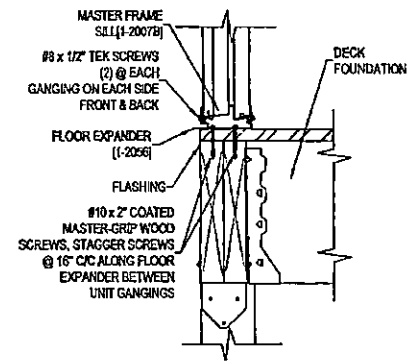
SECTION THROUGH MASTER FRAME HEAD  
CONNECTION @ EXISTING HEADER



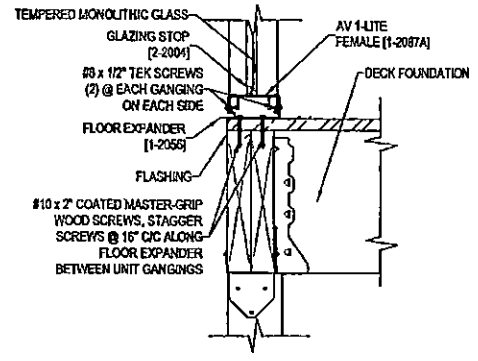
SECTION THROUGH MASTER FRAME SILL  
CONNECTION @ GLASS KNEEWALL



PLAN VIEW OF MASTER FRAME JAMB WOOD  
POST CONNECTION @ EXISTING WALL



SECTION THROUGH MASTER FRAME SILL  
CONNECTION @ DECK FOUNDATION



SECTION THROUGH GLASS KNEEWALL  
CONNECTION @ DECK FOUNDATION

LOCATION  
 GRI - BALTIMORE  
 501 McCORMICK DRIVE, SUITES DF  
 GLEN BURNIE, MD 21061  
 410-760-1919

JAMES & CECILIA HUGHES  
 3502 JOANN DRIVE  
 WINDSOR MILL, MD. 21244  
 JOB #40371

REV. A 03/18			
DATE	7/17/18		
DRAWN	VNG		
SCALE	1 1/2" = 1'-0"		
SHEET	4 OF 4		

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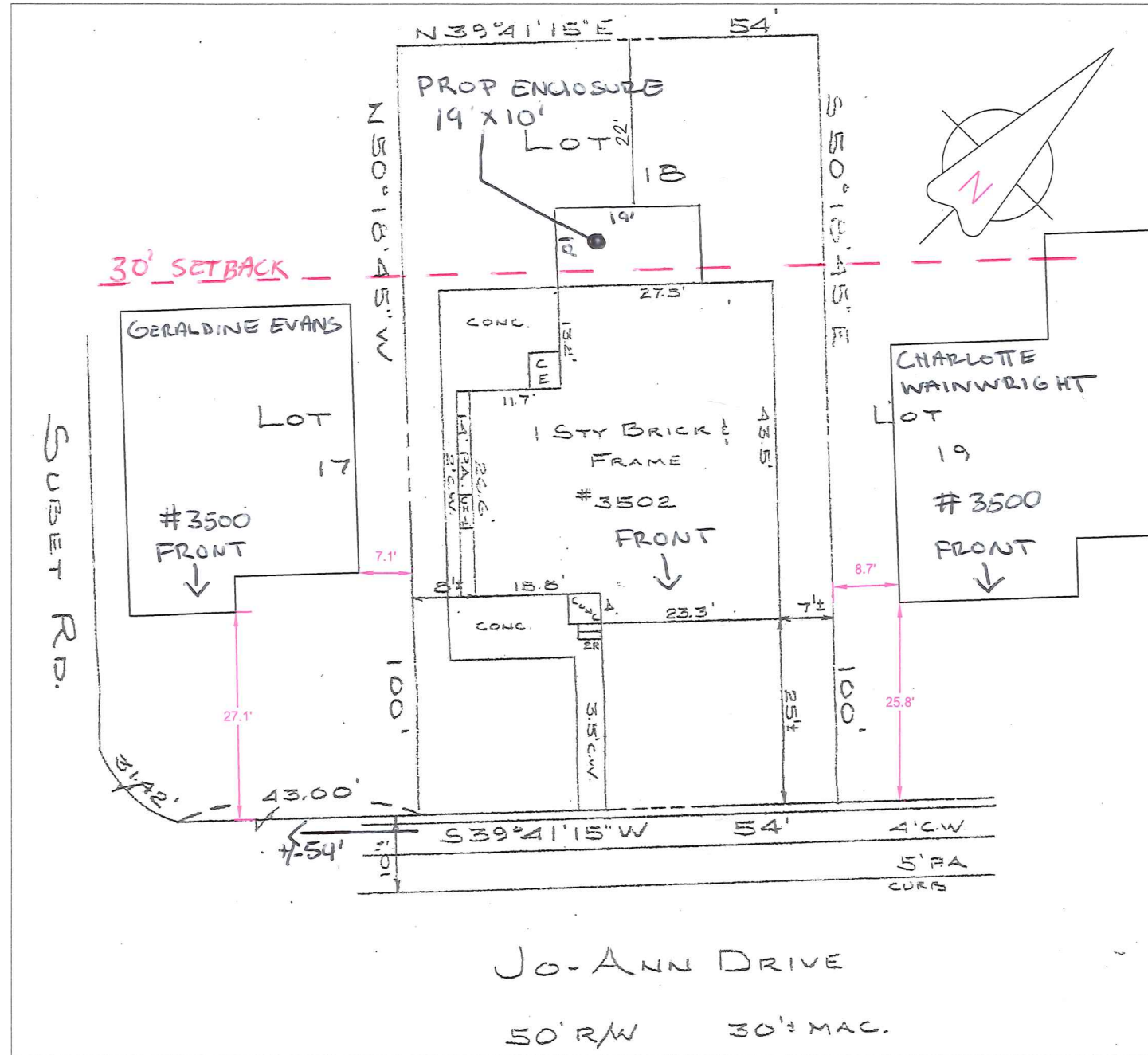
ZONING HEARING PLAN FOR VARIANCE.

ADDRESS: 3502 JO ANN DR OWNER NAME: JAMES & CECELIA HUGHES

SUBDIVISION NAME: MILLVALE LOT # 18 BLOCK # N/A SECTION # N/A

PLAT BOOK # 18 FOLIO # 116 10 DIGIT TAX ID # 0216550510 DEED REFERENCE # 5688/767

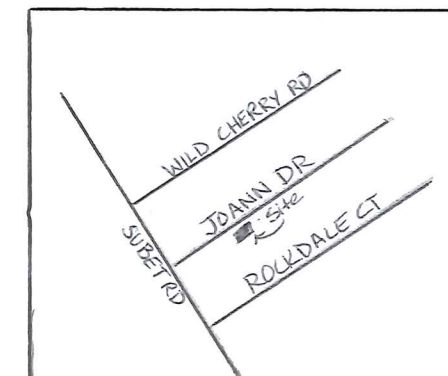
ZONING MAP# \_\_\_\_\_  
 SITE ZONED: DR 5.5  
 ELECTION DIST.: 2ND  
 COUNCIL DIST.: 4TH  
 LOT ACREAGE: 0.1239  
 LOT SQ. FT.: 5,400  
 HISTORIC?: NO  
 IN CBCA?: NO  
 IN FLOODPLAIN?: NO  
 WATER IS: PUBLIC  
 SEWER IS: PUBLIC  
 PRIOR HEARING: NO  
 CASE # \_\_\_\_\_  
 RESULT: \_\_\_\_\_



SCALE: 1:20

3502 JO ANN DR  
 BALTIMORE, MD 21244

HUGHES  
 ZONING PLAN  
 PROP. TAX ID # 02-0216550510



DRAFTED BY:  
 GERARDO F. PEREZ  
 GFPEREZ@LIVE.COM  
 703-944-0530  
 8/26/2018

2019-0065. A

Map is not to scale.

Pet. For. 1

ZONING HEARING PLAN FOR VARIANCE.

ADDRESS: 3502 JO ANN DR OWNER NAME: JAMES & CECELIA HUGHES  
 SUBDIVISION NAME: MILLVALE LOT # 18 BLOCK # N/A SECTION # N/A  
 PLAT BOOK # 18 FOLIO # 116 10 DIGIT TAX ID # 0216550510 DEED REFERENCE # 5688/767

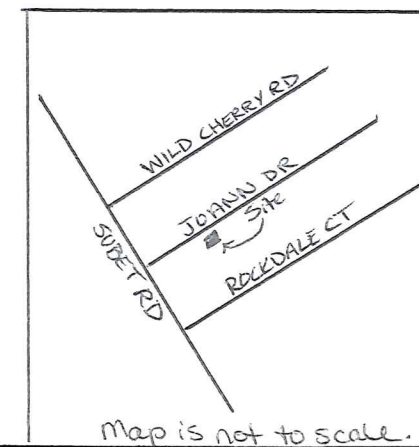
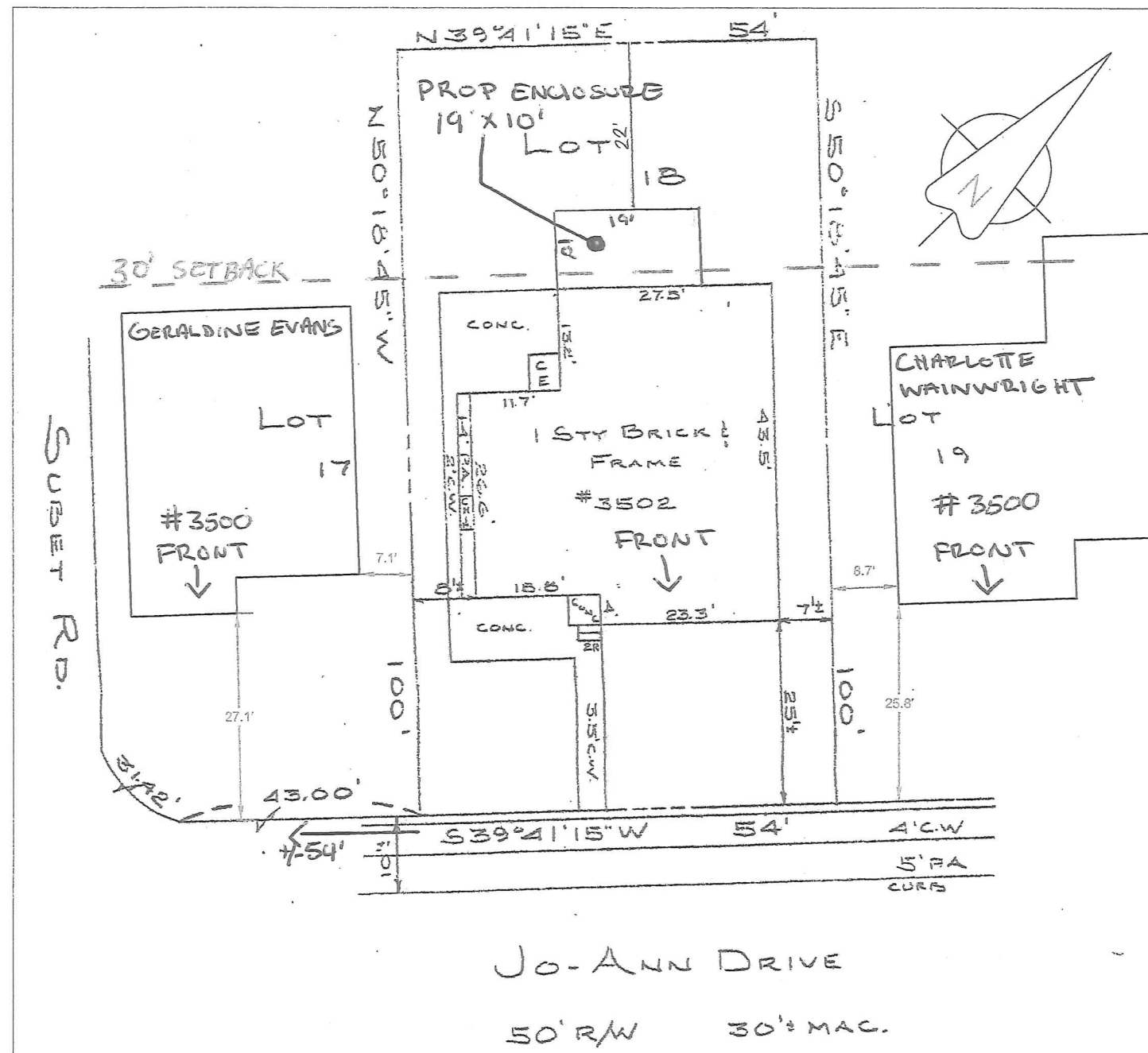
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 RESULT: \_\_\_\_\_

SCALE: 1:20

3502 JO ANN DR  
 BALTIMORE, MD 21244

HUGHES  
 ZONING PLAN  
 PROP. TAX ID # 02-0216550510

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 8/26/2018



Map is not to scale.

2019-0065-A