

MEMORANDUM

DATE: April 3, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0181-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 1, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1111 Gladway Road)
15th Election District
6th Council District
Julio & Sheila Vazquez
Legal Owners

Petitioners

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0181-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Julio & Sheila Vazquez, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit an existing shed partially located in the side yard in lieu of the required rear yard. A site plan was marked as Petitioners' Exhibit 1.

Rebecca Lamarr appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment from the Department of Planning ("DOP"). That agency did not oppose the request.

The site is approximately 14,000 sq. ft. in size and zoned DR-2. The property is unimproved with a single-family dwelling which Petitioners purchased in 2000. Petitioners recently purchased a pre-built shed (12' x 24') and had it installed in their yard. Upon inspection during the building permit process it was determined the structure was located (partially) in the side yard. Petitioners were instructed to seek variance relief.

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

ORDER RECEIVED FOR FILING

Date

By

3/1/19

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- 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).

The property is nearly three times as wide as it is deep (i.e., 200' x 70'). As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be required to raze or relocate the shed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the testimony summarized above and the absence of County/community opposition.

THEREFORE, IT IS ORDERED, this 1st day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit an existing shed partially located in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- (1) 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date

3/11/19

By

sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address 1111 Gladway Rd 21220 which is presently zoned DR2
 Deed References: 14299 / 00350 10. Digit Tax Account # 1516150051
 Property Owner(s) Printed Name(s) Julio & Sheila Vazquez

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 400.1; BCER, TO PERMIT AN EXISTING SHED
TO BE PARTIALLY LOCATED IN THE SIDE YARD IN LIEU OF
THE REQUIRED REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Julio Vazquez / Sheila Vazquez
 Name #1 - Type or Print Name #2 - Type or Print

Julio Vazquez / Sheila Vazquez
 Signature #1 Signature #2

1111 Gladway Rd Balto MD
 Mailing Address City State

21220 / 410-258-4749
 Zip Code Telephone # Email Address

Representative to be contacted:

Rebecca Lamarr
 Name - Type or Print

R. Lamarr
 Signature

928 Jackson Blvd Bel Air MD
 Mailing Address City State

21014 / 443-619-0802 / emilyken012@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0181-A Filing Date 12/7/18 Do Not Schedule Dates: Reviewer JCM

REV. 10/4/11

emilyken012@gmail.com

Zoning Property Description For: 1111 Gladway Road

Being at a point on the North east side of Gladway Road with a street right of way width of 30 feet at a distance of 705 feet +/- south-east of the centerline of Hacker Avenue with a street right of way width of 30 feet.

0014299 351

SCHEDULE A

99-04-0376R

BEGINNING FOR THE SAME at a point at the end of the third or south fifty two degrees thirty eight minutes west 70 foot line of the parcel of ground which by Deed dated October 8, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. No. 1707 folio 301, was granted and conveyed by Bernard F. Chelius and Fern N. Chelius, his wife, to Anthony J. Peroutka and Josephine P. Peroutka, his wife, said point of beginning being at the intersection of said third line with the northeast side of a road 30 feet wide now known as Gladway Road thence binding and running on the northeast side of said Gladway Road south 37 degrees 22 minutes east 200 feet to intersect the fourth or north 52 degrees 38 minutes east 70 foot line of the parcel of ground which by Deed dated March 10, 1948 and recorded among the Land Records of Baltimore County, Maryland in Liber J.W.B., Jr. No. 1640 folio 564, was granted and conveyed by said Anthony J. Peroutka and wife, to Frank T. Buckley and Marie A. Buckley, his wife, thence running along said line north 52 degrees 38 minutes east 70 feet, thence north 37 degrees 22 minutes west 200 feet to intersect the aforementioned third line in the Deed from Bernard F. Chelius and wife, to Anthony J. Peroutka and wife, thence running along said line south 52 degrees 38 minutes west 70 feet to the place of beginning.

The improvements thereon being known as 1111 Gladway Road.

Sherry Nuffer

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, February 27, 2019 11:43 PM
To: Sherry Nuffer; Debra Wiley
Subject: 2nd Cert. Case # 2019-0181-A Gladway Rd.
Attachments: Gladway Rd. Cert. .jpeg; Photos Gladway Rd. .docx



Hi Sherry & Debbie,

I have attached the 2nd Certification for Case # 2019-0181-A for 1111 Gladly Rd.
Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 2/27/2019

Case Number: 2019-0181-A

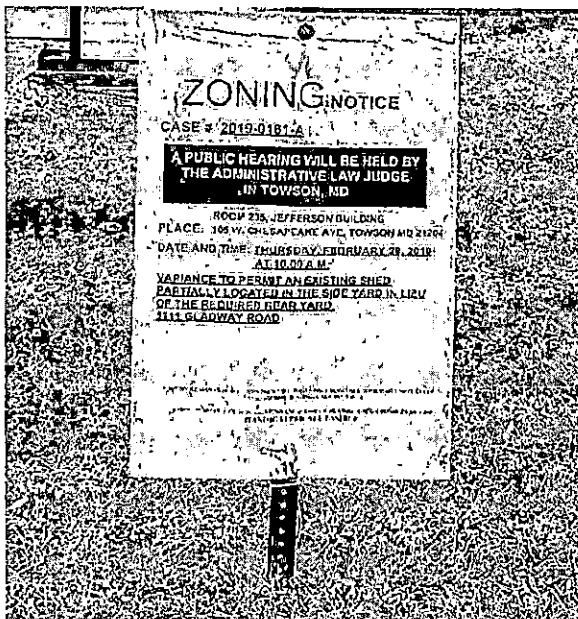
Petitioner / Developer: MIKE MOHLER ~ JULIO & SHEILA VAZQUEZ

Date of Hearing: FEBRUARY 28, 2019

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:
1111 GLADWAY ROAD

The sign(s) were posted on: **FEBRUARY 8, 2019**

The sign(s) were re-photographed on: **FEBRUARY 27, 2019**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Re-Photographed 1st Sign @ 1111 Gladway Road 2/27/2019



Re-Photographed 2nd Sign @ 1111 Gladway Road 2/27/2019
CASE # 2019-0181-A

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/8/2019

Order #: 11684706
Case #: 2019-0181-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0181-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0181-A

1111 Gladway Road

NE side of Gladway Road, southeast of Hacker Avenue

16th Election District - 6th Councilmanic District

Legal Owners: Julio & Sheila Vazquez

Variance to permit an existing shed partially located in the side yard in lieu of the required rear yard.

Hearing: Thursday, February 28, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mehler

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.

JB

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/8/2019

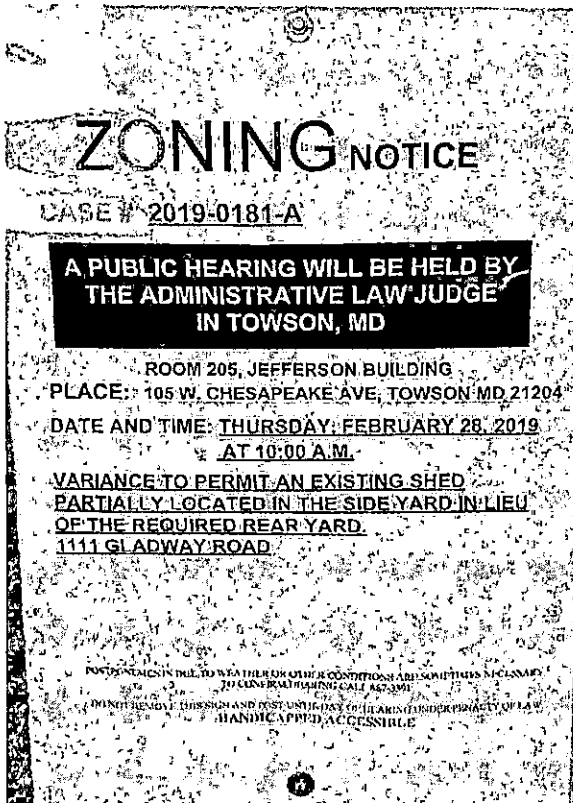
Case Number: 2019-0181-A

Petitioner / Developer: MIKE MOHLER ~ JULIO & SHEILA VAZQUEZ

Date of Hearing: FEBRUARY 28, 2019

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:
1111 GLADWAY ROAD

The sign(s) were posted on: FEBRUARY 8, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background photo 1st sign posted @ 1111 Gladway Rd. ~ 2/8/2019



Background photo 2nd sign posted @ 1111 Gladway Rd. ~ 2/8/2019

CASE # 2019-0181-A



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 24, 2019

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: 2019-0181-A

1111 Gladway Road
NE side of Gladway Road, southeast of Hacker Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Julio & Sheila Vazquez

Variance to permit an existing shed partially located in the side yard in lieu of the required rear yard.

Hearing: Thursday, February 28, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Mr. & Mrs. Vazquez, 1111 Gladway Road, Baltimore 21220
Rebecca Lamar, 928 Jackson Blvd., Bel Air 21014

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 8, 2019.**
- (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.**

TO: THE DAILY RECORD
Friday, February 8, 2019 - Issue

Please forward billing to:
Julio & Sheila Vazquez
1111 Gladway Road
Baltimore, MD 21220

410-258-4749

NOTICE OF ZONING HEARING

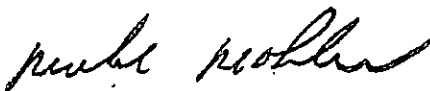
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0181-A

1111 Gladway Road
NE side of Gladway Road, southeast of Hacker Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Julio & Sheila Vazquez

Variance to permit an existing shed partially located in the side yard in lieu of the required rear yard.

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105 West Chesapeake Avenue, Towson 21204



Mike Mohler
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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1111 Gladway Road; NE/S of Gladway Road, *
705' SE of Hacker Avenue * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Julio & Sheila Vazquez * BALTIMORE COUNTY
Petitioner(s) *
* 2019-181-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.

RECEIVED

DEC 18 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Rebecca Lamar, 928 Jackson Boulevard, Bel Air, Maryland 21014, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0181-A

Property Address: 1111 Gladway Rd Balto, MD 21220

X Property Description: NE/SIDE of GLADWAY Rd., 705'±
SE of E of HACKER AVE.

Legal Owners (Petitioners): Julio & Sheila Vazquez

Contract Purchaser/Lessee: Julio & Sheila Vazquez

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julio & Sheila Vazquez

Company/Firm (if applicable): _____

Address: 1111 Gladway Rd.
Balto., MD 21220

Telephone Number: 410-258-4749

Revised 7/9/2015

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

No. **177732**

PAID RECEIPT

Date: **12/6/18**

BUSINESS ACTUAL TIME IRN
12/06/2018 12/06/2018 09:31:35 3

REC-1007 WALKIN CASH
>RECEIPT H 799410 12/06/2018 DFLN

Dept 5 528 ZONING VERIFICATION
Amount 177732

Fund Dept Unit Sub Unit Obj Sub Obj Dept Obj BS Acct

001	806	0000		6150					

Rec'd Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

Total: **75.-**

Rec

From: **REBECCA LAMARR**

For: **2019-0181-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 22, 2019

Julio & Sheila Vazquez
1111 Gladway Road
Baltimore MD 21220

RE: Case Number: 2019-0181-A, 1111 Gladway Road

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 07, 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, appearing to read "W. Carl Richards, Jr.", with a long, sweeping horizontal line extending to the right.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Rebecca Lamarr 928 Jackson Blvd Bel Air MD 21014

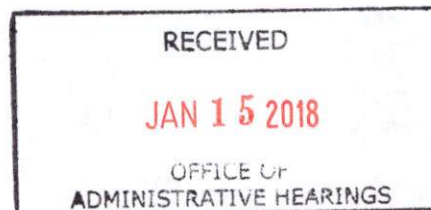
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

DATE: 1/9/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-181



INFORMATION:

Property Address: 1111 Gladway
Petitioner: Julio Vazquez, Sheila Vazquez
Zoning: DR 2
Requested Action: Variance

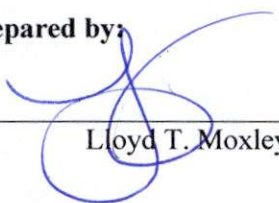
The Department of Planning has reviewed the petition for variance to permit an existing shed partially located in the side yard in lieu of the required rear yard.

A site visit was conducted on December 18, 2018.

The Department of Planning has no objections to granting the petitioned zoning relief.

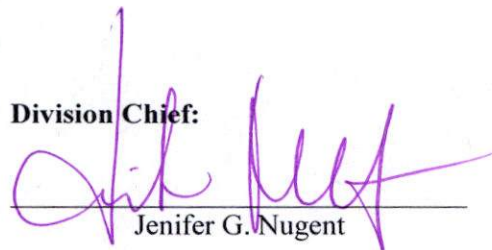
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Rebecca Lamarr
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director, Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-181

DATE: 1/9/2019

INFORMATION:

Property Address: 1111 Gladway
Petitioner: Julio Vazquez, Sheila Vazquez
Zoning: DR 2
Requested Action: Variance

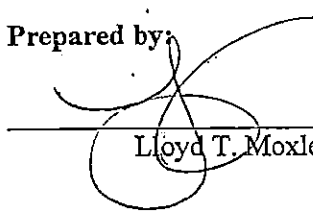
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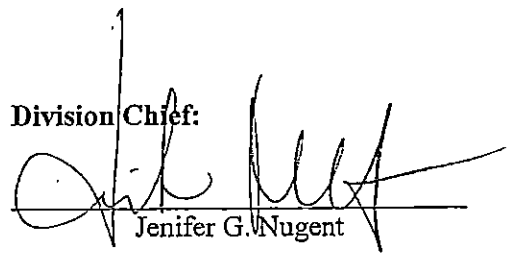
The Department of Planning has no objections to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Rebecca Lamarr
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Jan 17, 2019

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
Item No. 2019-0165-A, 0175-A, 0176-A, 0178-A, 0179-A, 0180-A, 0181-A,
0182-A, 0184-SPHA, 0185-A, 0188-SPHX and 0190-A

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

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VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0181-A
Address 1111 Gladway Road
(Vazquez & Vazeuez Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

Reviewer: Steve Ford

CASE NO. 2019- 0181-A

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

1/17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NO Comment

12/27

DEPS
(if not received, date e-mail sent _____)

NO Comment

FIRE DEPARTMENT

1/9

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

NO Objections

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/8/19

SIGN POSTING (1st) Date: 2/8/19

by O'Keefe

SIGN POSTING (2nd) Date: 2/27/19

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

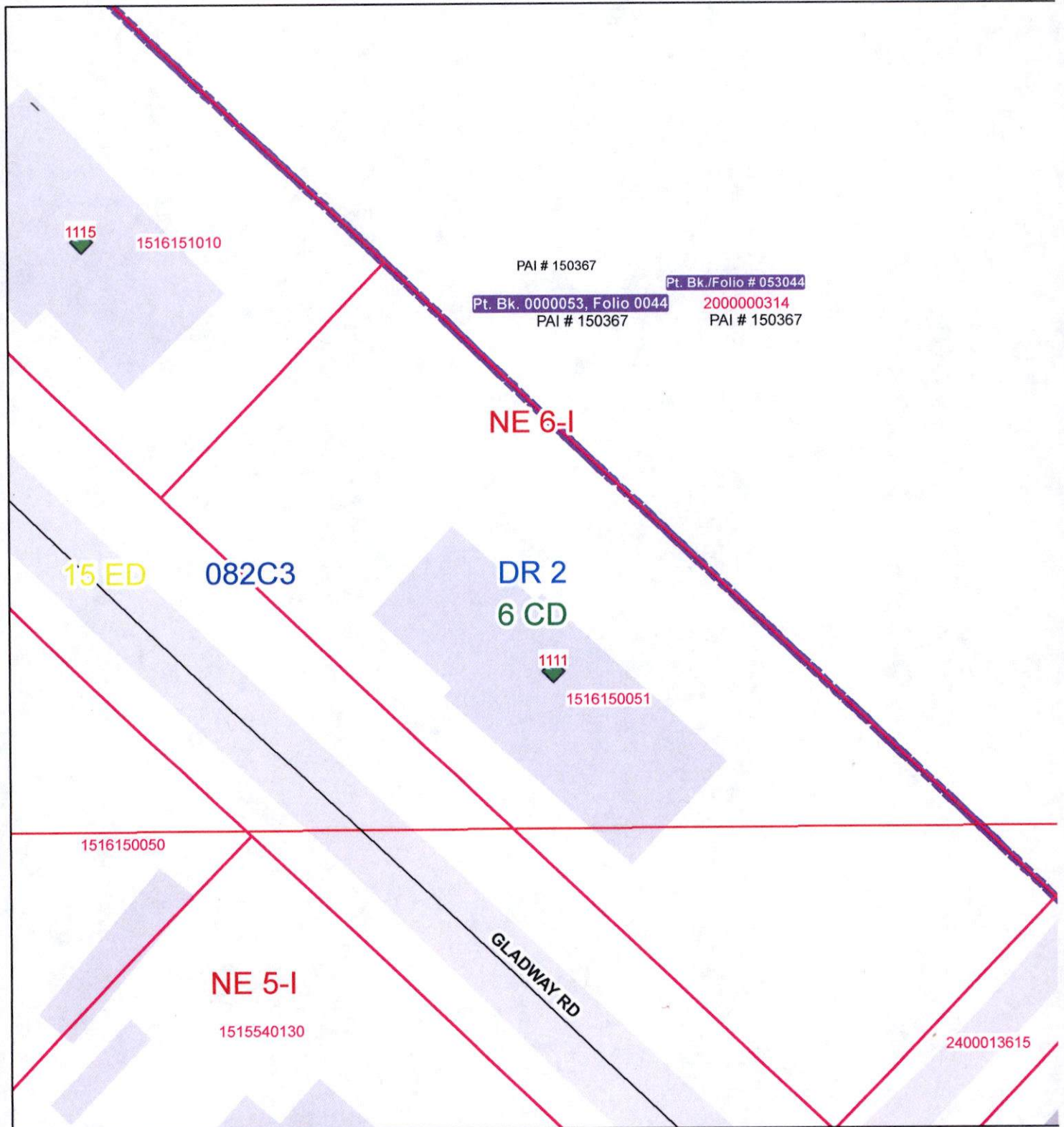
Comments, if any: _____

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 - 15 Account Number - 1516150051							
				Owner Information							
Owner Name:				VAZQUEZ JULIO				Use:			
				VAZQUEZ SHEILIA				Principal Residence:			
Mailing Address:				1111 GLADWAY RD				Deed Reference:			
				BALTIMORE MD 21220-1917				/14299/ 00350			
				Location & Structure Information							
Premises Address:				1111 GLADWAY RD				Legal Description:			
				0-0000				LT NS GLADWAY RD			
								1111 GLADWAY RD			
								535 SE BIRD RIVER RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0082	0024	0057		0000				2018	Plat Ref:		
Special Tax Areas:				Town:				NONE			
				Ad Valorem:							
				Tax Class:							
Primary Structure Built				Above Grade Living Area				Finished Basement Area			
1988				1,488 SF				600 SF			
								Property Land Area			
								14,000 SF			
								County Use			
								04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
1	YES	STANDARD UNIT	SIDING	3 full	1 Attached						
Value Information											
				Base Value		Value		Phase-In Assessments			
						As of		As of		As of	
						01/01/2018		07/01/2018		07/01/2019	
Land:				54,600		54,600					
Improvements				175,000		146,000					
Total:				229,500		200,500		200,500		200,500	
Preferential Land:				0						0	
Transfer Information											
Seller: GIACOBBE DENNIS				Date: 02/08/2000				Price: \$165,900			
Type: ARMS LENGTH IMPROVED				Deed1: /14299/ 00350				Deed2:			
Seller: KAMINSKI LESLIE RENE				Date: 02/03/1998				Price: \$150,000			
Type: ARMS LENGTH IMPROVED				Deed1: /12641/ 00601				Deed2:			
Seller: ROMADKA LESLIE RENE				Date: 08/17/1991				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /07707/ 00190				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		0.00/0.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: Approved 07/10/2013											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application											
Date:											

Enter Property Address Here



Publication Date: 11/28/2018

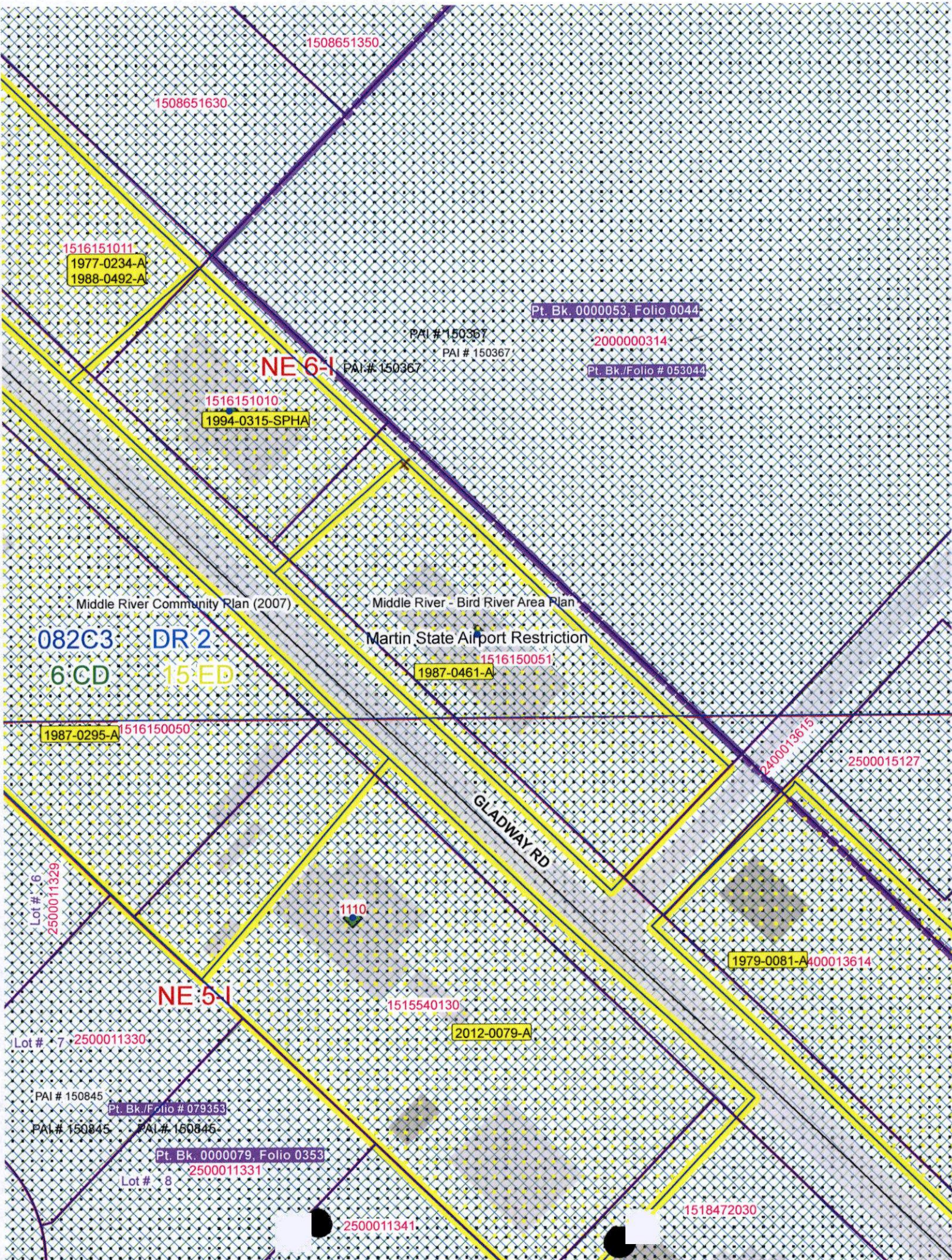


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

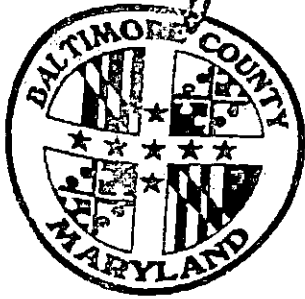


0 5 10 20 30 40
Feet

1 inch = 30 feet



Call inspector



1111 Gladway
Baltimore County
Building Inspection
410-887-4608 3953

Part of Building Inspected:

B-941308

Completion

Approved ()

Disapproved (X)

Remarks:

Permit states

rear yard shed in
side yard Relocate
shed or tile for

Zoning variance

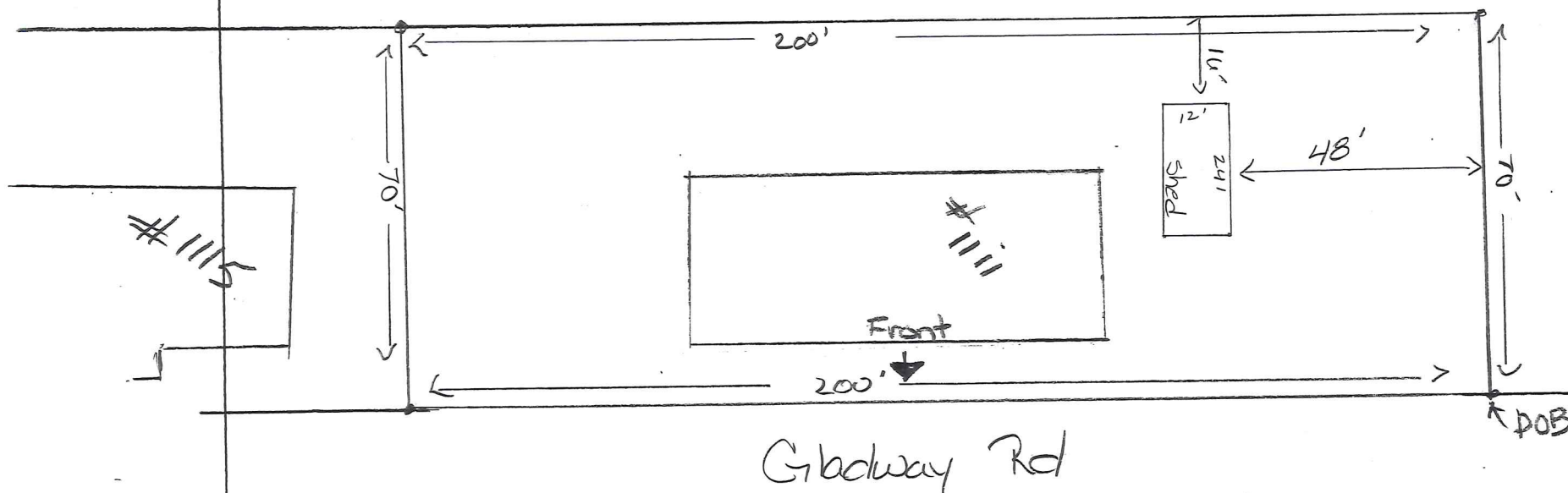
10/24/19

DATE

B. Larrick

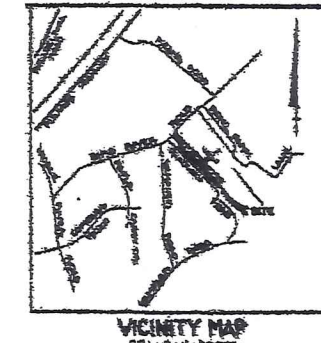
BUILDING INSPECTOR

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1111 Gladway Rd 21220 OWNER(S) NAME(S) Julio + Sheila Vazquez
SUBDIVISION NAME N/A LOT # 57 BLOCK # N/A SECTION # N/A
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 15 16 150 05 DEED REF. # L4299100350



PLAN DRAWN BY Rebecca Lamall DATE 11/28/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 082C3

SITE ZONED DR2

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

LOT AREA ACREAGE _____

OR SQUARE FEET 14000 sq'

HISTORIC? no

IN CBCA? no

IN FLOOD PLAIN? no

UTILITIES? MARK WITH

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

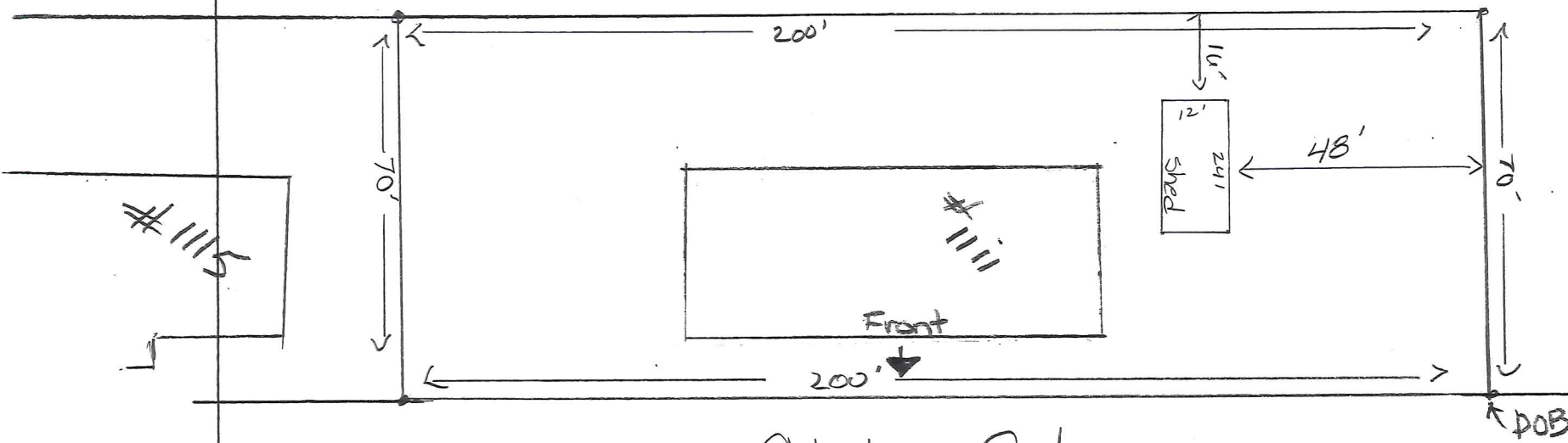
PRIOR HEARING? no

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 1111 Gladway Rd 21220 OWNER(S) NAME(S) Tulio + Sheila Vazquez
SUBDIVISION NAME N/A LOT # 57 BLOCK # N/A SECTION # N/A
PLAT BOOK # FOLIO # 10 DIGIT TAX # 1516150051 DEED REF. # L4299100350

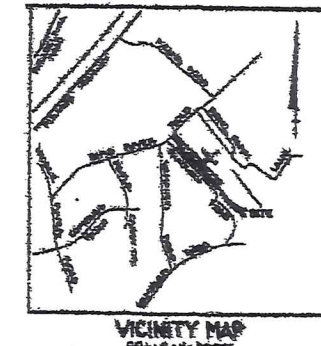


Gladway Rd



PLAN DRAWN BY Rebecca Lamall DATE 11/28/18 SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP



N



MAP IS NOT TO SCALE

ZONING MAP# 082C3

SITE ZONED DR2

ELECTION DISTRICT 15th

COUNCIL DISTRICT 6th

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OR SQUARE FEET 14000 sq'

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WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

VIOLATION CASE INFO: