

MEMORANDUM

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0390-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 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 ADMIN. VARIANCE *

(1938 B Mountain Avenue)

9th Election District *

5th Council District *

Jose A. & Diana Vazquez

Petitioners *

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0390-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 property, Jose A. and Diana Vazquez ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an accessory use (swimming pool) in the side yard in lieu of the permitted rear yard. 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 July 21, 2019, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 8-13-19

By SW

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 BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 13th day of **August, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory use (swimming pool) in the side yard in lieu of the permitted rear yard, 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-13-19

By [Signature]



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 1938 B Mountain Ave, Parkville, MD 21234 Currently zoned ... D2 5.5
 Deed Reference 39575 / 00180 10 Digit Tax Account # 2 2 0 0 0 0 6 5 4 6
 Owner(s) Printed Name(s) Jose A. Vazquez & Diana Vazquez

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 OF THE BC2R TO PERMIT AN ACCESSORY USE SWIMMING POOL IN THE SIDE YARD IN LIEU OF THE PERMITTED REAR YARD.

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

- ☐ **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):

Jose A. Vazquez / Diana Vazquez
 Name #1 – Type or Print Name #2 – Type or Print
Jose A. Vazquez / Diana Vazquez
 Signature #1 Signature #2
1938 B Mountain Ave Parkville MD
 Mailing Address City State
21234 / 443-527-2925 / pochopr@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:

Jose A. Vazquez
 Name – Type or Print
Jose A. Vazquez
 Signature
1938 B Mountain Ave Parkville MD
 Mailing Address City State
21234 / 443-527-2925 / pochopr@gmail.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 2019-0390-A Filing Date 7/9/19 Estimated Posting Date 7/21/19 Reviewer CP

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: 1938 B Mountain Ave Parkville MD 21234
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)

DUE TO THE NARROW, SLOPED REAR YARD, THE POOL MUST BE
PLACED IN THE SIDE YARD.

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

Jose A. Vazquez
Signature of Owner (Affiant)

Jose A. Vazquez
Name- Print or Type

Diana Vazquez
Signature of Owner (Affiant)

Diana Vazquez
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 25 day of June, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jose A. Vazquez & Diana Vazquez

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

AS WITNESS my hand and Notaries Seal

MATTHEW WILL

Notary Public
Carroll County
Maryland

My Commission Expires Oct. 29, 2019

Matthew Will
Notary Public

10/29/2019
My Commission Expires

PROPERTY DESCRIPTION

PART A:

ZONING PROPERTY DESCRIPTION FOR 1938 B MOUNTAIN AVE, PARKVILLE, MD 21234

Beginning at a point on the south side right-of-way line of Mountain Avenue which is (30 feet wide) at a distance of 454.5 feet northwest from the intersection of said right-of-way line with the west side right-of-way line of Satyr Hill Road, said point of beginning being the northeast corner of lot 28-c.

PART B:

Being Lot #28, Section #C in the subdivision of Joppa Heights- Little Farms as recorded in Baltimore County Plat Ref #0006/0166, Folio #34, and containing .41 acres of land. Located in the 09 Election District and 05 Council District.

2019-0390-A



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2019-0390-A

TO PERMIT AN ACCESSORY STRUCTURE (POOL)

IN SIDE YARD IN LIEU OF THE REQUIRED

REAR YARD

PUBLIC HEARING ?

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 BUREAU BEFORE

5:00 P.M. ON 8/5/19

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

#2

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0390-A

TO PERMIT AN ACCESSORY STRUCTURE (POOL)
IN SIDE YARD IN LIEU OF THE REQUIRED REAR
YARD

PUBLIC HEARING ?

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 IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON 8/5/19

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

Date: 7-21-19

RE: Case Number: 2019-0390-A

Petitioner/Developer: VAZQUEZ

Date of Hearing/Closing: 8-5-19

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 1938 B Mountain Ave

The signs(s) were posted on 7-21-19
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0390 -A Address 1938 B. Mountain Ave
Contact Person: CHRISTINE FRANK Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 7-9-19 Posting Date: 7-21-19 Closing Date: 8-5-19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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- 0390 -A Address 1938 B. Mountain Ave
Petitioner's Name Jose Vazquez & Diana Vazquez Telephone 410-527-2925
Posting Date: 7-21-19 Closing Date: 8-5-19
Wording for Sign: To Permit an accessory STRUCTURE (Pool) in side
yard in Lieu of The Required Rear yard

Revised 6/30/2019

**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: 2019-0390-A

Property Address: 1938 B Mountain Ave

Property Description: _____

Legal Owners (Petitioners): Jose Vazquez Diana Vazquez

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jose and Diana Vazquez

Company/Firm (if applicable): _____

Address: 1938 B Mountain Ave
Parkville MD 21234

Telephone Number: 443-527-2925

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **187653**

PAID RECEIPT

Date: **7-9-19**

BUSINESS / ACTUAL TIME DRW
 7/09/2019 7/09/2019 10:00:47 3

REG WSO3 WALKIN CAM
 >>RECEIPT # 014863 7/09/2019 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount	
001	806	0000		0150					75.00	187053
										Recpt Tot \$ 75.00
										75.00 CK .00 CA
										Baltimore County, Maryland

Total: **75.00**

Rec From: **Jose A. Vazquez Diane Vazquez**

For: **1938 B. Mountain Ave**

Admin. VGR 2019-0390-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 06, 2019

Jose A. Vazquez
1938 B Mountain Ave
Parkville MD 21234

RE: Case Number: 2019-0390-A, 1938 B Mountain Ave

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 July 09, 2019. 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 7/17/19

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

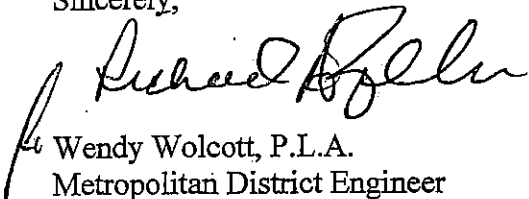
Dear Ms. Lewis:

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. 2019-0390-A.

*Administrative Variance
Jose A. Vazquez & Diana Vazquez
1938 B, Mountain Avenue.*

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

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

SUBJECT: Zoning Advisory Committee Meeting
For July 15, 2019
Item No. 2019-0390-A

DATE: 08/21/ 2019

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

There is an existing Drainage & Utility easement on the property along the rear, east and west property lines (plat (6/166)). The easement is not shown on the plan and shall be added. The proposed fence as shown on the plan appears to be built in the Drainage & Utility easement. The proposed fence location shall be moved outside of the easement.

No structure is permitted within a Drainage & Utility easement.

*

*

*

*

*

VKD: cen
cc: File



POOL LOCATION

INSIDE SIDE YARD
RIGHT SIDE
RIGHT

2019-0390-A

三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

Post-Industrial

SIDE YARD
FRONT VIEW
ON RIGHT SIDE

2019-0390-A

POOL LOCATION



CH KIGH. CL E.
LEBOVL. ALER
SIDE. W/SD

16-10-11

Q



SLOPED AREA

SIDE YARD VIEW
FROM LEFT OF
THE HOUSE
OF THE REAR
YARD

2019-0390-A



1992-0192-A
1996-0472-A

0901741500

Lot # 1

PAI # 090228

Pt. Bk./Folio # UR010000

PAI # 090228

0907830910
Lot # 2

0911156820
Lot # 38

1933

0915370470

Lot # 37

0913007610

Lot # 4

1935

Lot # 36 0908011510

Pt. Bk./Folio # 013072

1939

Lot # 35

0913551760

1941

MOUNTAIN AVE

0919000030

1932

Lot # 26A

2200026617

1936

0919070210

Lot # 27

Lot # 25

0904501810

DR 5.5

DRIVEWAY

PAI # 090660

PAI # 090660

Pt. Bk./Folio # MP95196

PAI # 090660

PAI # 090567

Pt. Bk./Folio # MP90442

PAI # 098128

PAI # 090567

1938 PAI # 090567

Lot # 28A

2200006544

1942

0903002380

Lot # 29A

1944

Pt. Bk. 0000006, Folio 0166

5 CD

071A2

NE 10-D

9 ED

Lot # 26B

2200026618

Lot # 27A

2200013282

Lot # 28B

2200006545

PAI # 098128

Pt. Bk./Folio # MPXX171

PAI # 098128

PAI # 090767

Pt. Bk./Folio # MP04155

PAI # 090767

PAI # 090767

1942-A PAI # 090767

0911890550

Lot # 30

Lot # 29B

2500008556

2200006546

Lot # 28C

Front

SITE

0919718640

BM

Pt. Bk./Folio # 006166

PAI # 090064

R-1966-0047-X
1971-0186-A

PAI # 090064

PAI # 090064

BM AS

2019-0390-A

Lot # 31 0905430030



100-285-100

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 _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>7-21-19</u>	by <u>Pilson</u>
SIGN POSTING (2 nd)	Date: _____	by _____
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 - 09 Account Number - 2200006546			
Owner Information					
Owner Name:	VAZQUEZ JOSE A VAZQUEZ DIANA		Use:	RESIDENTIAL	
Mailing Address:	1938 B MOUNTAIN AVE BALTIMORE MD 21234-2726		Principal Residence:	YES	
			Deed Reference:	/39575/ 00180	
Location & Structure Information					
Premises Address:	1938B MOUNTAIN AVE BALTIMORE 21234-2726		Legal Description:	PT LT 28 .41 AC 1938 B MOUNTAIN AVE JOPPA HEIGHTS LTL FARMS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0071	0007	1094		0000	28C 2020 Plat Ref: 0006/ 0166
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1991	1,728 SF		18,000 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2017	As of 07/01/2019	As of 07/01/2020	
Land:	75,900	75,900			
Improvements	175,900	175,900			
Total:	251,800	251,800	251,800		
Preferential Land:	0				
Transfer Information					
Seller: LIMPert JOHN CHARLES JR		Date: 10/31/2017	Price: \$300,000		
Type: ARMS LENGTH IMPROVED		Deed1: /39575/ 00180	Deed2:		
Seller: LIMPert JOHN C, JR		Date: 12/28/1995	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /11368/ 00034	Deed2:		
Seller: KROEGER GREGG LAWRENCE		Date: 06/04/1992	Price: \$157,900		
Type: ARMS LENGTH IMPROVED		Deed1: /09206/ 00371	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2019	07/01/2020		
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					

8/5/2019

SDAT: Real Property Search

Homestead Application Status: Applied 11/13/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2019-0390-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: José A. Vazquez & Diana Vazquez
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 1938 B MOUNTAIN AVE
Location: S of Mountain Ave 454.5 feet NW of Satyr Hill Road.

Existing Zoning: DR 5.5 **Area:** 18,000 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory use swimming pool in the side yard in lieu of the permitted rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/05/2019

Miscellaneous Notes:

Case Number: 2019-0391-A **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Kenilworth Limited Partnership
Contract Purchaser: About Faces Day Spa/Eric Brennan

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 800 KENILWORTH DR
Location: North side of Kenilworth Drive 740 feet to the centerline of West Road.

Existing Zoning: BM

Area: 8.127 AC

Proposed Zoning:

VARIANCE:

To permit a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior entrance; and for such other and further relief as may be the Administrative Law Judge for Baltimore County.

Attorney: Jason T. Vettori, Smith Gildea & Schmidt, LLC

Prior Zoning Cases: 1960-04918; 1978-0091-A; 2016-0325-SPH; 2017-0072-A; 2017-0259-A; 2019-0214-A; R-1972-0063

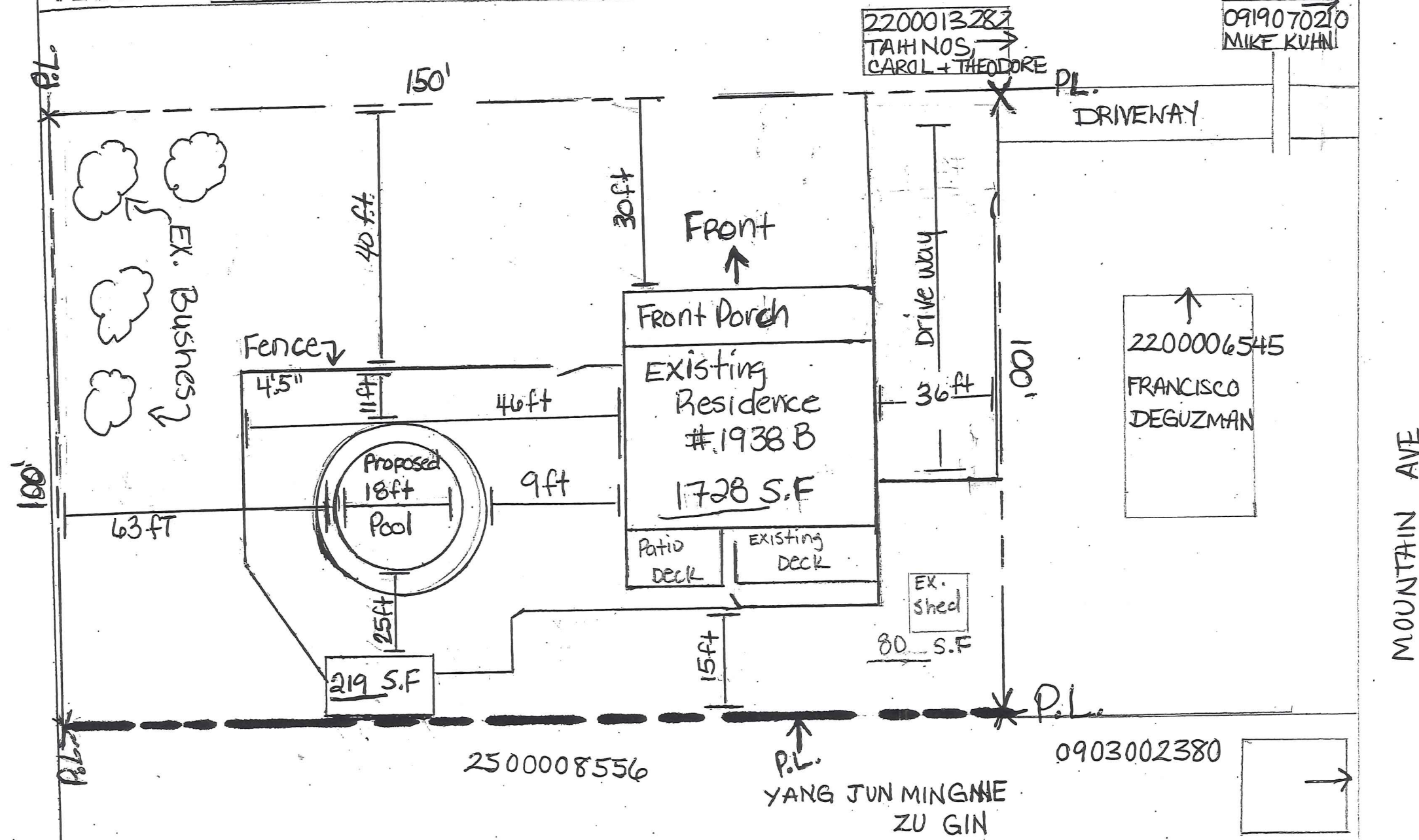
Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 1938 B MOUNTAIN AVE OWNER(S) NAME(S) JOSE + DIANA VAZQUEZ
 SUBDIVISION NAME JOPPA HEIGHTS LITTLE FARM LOT # 28C BLOCK # _____ SECTION # _____
 PLAT BOOK # MS FOLIO # 34 10 DIGIT TAX # 2200006546 DEED REF. # 39575/00180



PLAN DRAWN BY JOSE VAZQUEZ

DATE 6/24/19

SCALE: 1 INCH = 20 FEET

2019-0390-A

SITE VICINITY MAP



ZONING MAP# 0071 071A2

SITE ZONED DR 5.5

ELECTION DISTRICT 09

COUNCIL DISTRICT 05

LOT AREA ACREAGE .41

OR SQUARE FEET 18,000 SF

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

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 _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1938 B MOUNTAIN AVE OWNER(S) NAME(S) JOSE + DIANA VAZQUEZ

SUBDIVISION NAME JOPPA HEIGHTS LITTLE FARM LOT # 28C BLOCK # _____ SECTION # _____

PLAT BOOK # MS FOLIO # 34 10 DIGIT TAX # 2200006546 DEED REF. # 39575/00180

SITE VICINITY MAP



ZONING MAP# 0071071A2

SITE ZONED DR 5.5

ELECTION DISTRICT 09

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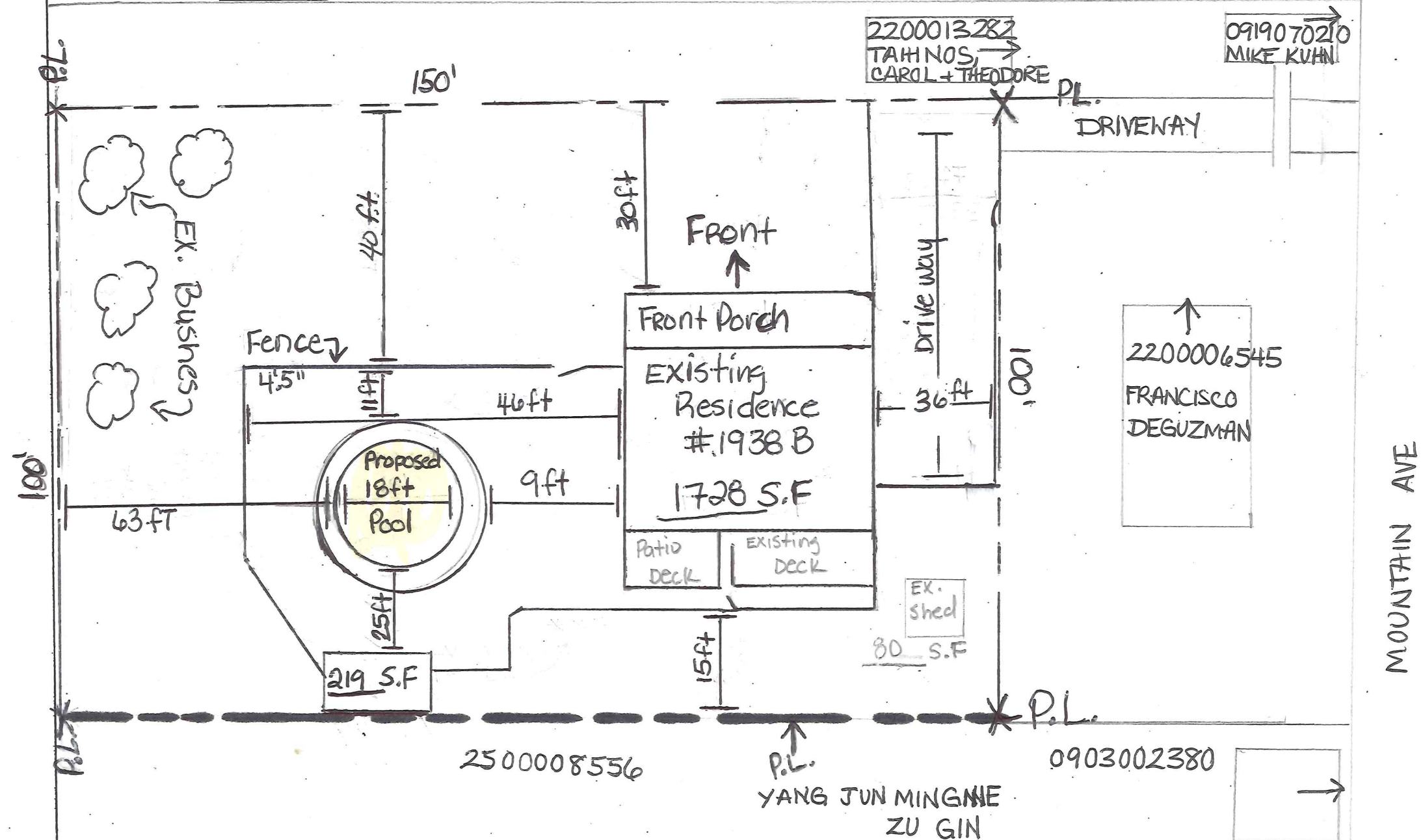
PRIOR HEARING? NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

Ret. Exh. 1

VIOLATION CASE INFO:



PLAN DRAWN BY JOSE VAZQUEZ

DATE 6/24/19

SCALE: 1 INCH = 20 FEET

2019-0390-A