

M E M O R A N D U M

DATE: October 2, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0007-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 1, 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

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1310 Musgrove Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Steven F. & Jill B. Crawford	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0007-A

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration filed by Susan Obrecht and John Wilbur ("Protestants"), who reside at 1325 Broadway Road. Protestants seek reconsideration of the Order dated August 1, 2018, which granted a variance in the above-captioned matter.

Protestants initially complain they did not see the zoning signs which were posted on Musgrove Road, since they access their home via private driveway off of Broadway Road. While that may be the case, the Petitioners posted the signs in compliance with the zoning regulations and Baltimore County Code, which requires the signs to be posted "conspicuously . . . on the property under petition." BCC §32-3-302(b).

Protestants also note they own three lots, and they fear Petitioners' addition could limit their ability to locate a structure on one of these lots which adjoins the subject property. Having again reviewed the site plan (which shows the three lots owned by Protestants) prepared by architect Austin Childs, that seems highly unlikely. The lot in question has irregular dimensions but narrows considerably near its southern boundary, which is nearest the subject property. Should this lot be developed, it would stand to reason that the principal dwelling would be located in the northern portion of the lot, which would be a considerable distance from the existing and proposed improvements at 1310 Musgrove Road.

ORDER RECEIVED FOR FILING

Date 8/31/18
By Sen

THEREFORE, IT IS ORDERED, this 31st day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Motion for Reconsideration be and is hereby DENIED.

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 8/31/18
By Den

IN RE: PETITION FOR ADMIN. VARIANCE *
(1310 Musgrove Road)
8th Election District *
2nd Council District *
Steven F. & Jill B. Crawford *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0007-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, Steven F. and Jill B. Crawford (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations (“BCZR”), to permit a side yard addition with a side setback of 14 ft. in lieu of the minimum required 50 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. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”) dated July 18, 2018, indicating that Ground Water Management must review any proposed building permits (for an addition), since the property is served by well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 12, 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 _____

ORDER RECEIVED FOR FILING

Date 8-1-18

By WJW

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.

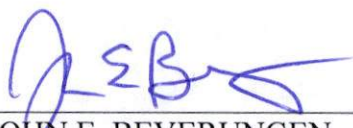
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 1st day of **August, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("BCZR"), to permit a side yard addition with a side setback of 14 ft. in lieu of the minimum required 50 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.
- Petitioners must comply with the DEPS ZAC comment, dated July 18, 2018; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-18 2

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 1310 Musgrove Rd, Cockeysville, MD 21093 Currently zoned RC-5
Deed Reference _____ / _____ 10 Digit Tax Account # 2000014693
Owner(s) Printed Name(s) Steve & Jill Crawford

(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)

BCZR: 1A04.3.B.2.b. → To permit a side yard addition with a side setback of 14 feet in lieu of the minimum required 50 feet.

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

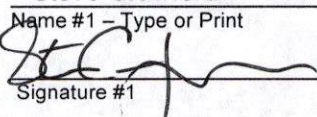
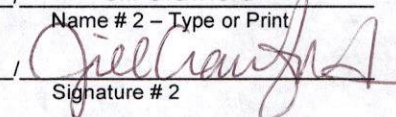
2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

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):

Steve Crawford	Jill Crawford
Name #1 – Type or Print	Name #2 – Type or Print
	
Signature #1	Signature #2
1310 Musgrove Rd	Cockeysville MD
Mailing Address	City State
21093	410-472-2488 / sfc@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:

Austin Childs
Name – Type or Print _____
Signature _____
16850 Gerting Rd Monkton MD
Mailing Address City State
21111 / 410-340-0012 / achiids@monktondesignbuild.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 2019-0007-1 Filing Date 7/16/18 Estimated Posting Date 7/15/18 Reviewer JS

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: 1310 Musgrove Rd Cockeysville MD 21093
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)**

The family needs to add a first floor bedroom and bathroom. However, the unusual configuration of the lot would not allow expansion of the house in any direction (see attached site plan).

The most practical, and least obtrusive option is to add a one story garage to the east side of the house. This would be minimally visible from any neighbor's homes.

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

[Signature]
Signature of Owner (Affiant)
Steve Crawford
Name- Print or Type

[Signature]
Signature of Owner (Affiant)
Jill Crawford
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

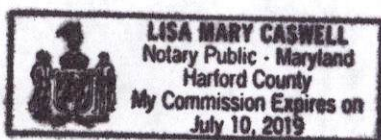
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5th day of July, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven Crawford

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

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
July 10, 2019
My Commission Expires

**ZONING DESCRIPTION for the
CRAWFORD PROPERTY, 1310 MUSGROVE ROAD,
COCKEYSVILLE, MARYLAND 21093**

Beginning at a point on the West side of Musgrove Road, which is 30 ft. wide at the distance of 700 ft. south of the centerline of the nearest intersecting street, Broadway Road, which is 50 ft. wide.

Being Lot No. 5, in the subdivision of *The Clearings*, as recorded in Baltimore County Plat Book No. 58, Folio No. 137, containing 2.05 Acres, Also known as 1310 Musgrove Road, located in the 8th Election District, 2nd Councilmanic District.

2019-0007-A

(AV)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/12/2018

Case Number: 2019-0007-A

Petitioner / Developer: AUSTIN CHILDS, AIA ~ CRAWFORD

Date of Closing: JULY 30, 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:

1310 MUSGROVE ROAD

The sign(s) were posted on: JULY 12, 2018



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 Case # 2019-0007-A @ Cul-de-Sac
End of Musgrove Road



Background photo Case # 2019-0007-A @ Entrance of
1310 Musgrove Road



2nd Sign Posted @ Cul-de-Sac at the end of Musgrove Road
(On-Site)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0007 -A Address 1310 MUSGRAVE RD., 21093

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/6/18 Posting Date: 7/15/18 Closing Date: 7/30/18

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 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- 0007 -A Address 1310 MUSGRAVE ROAD, 21093

Petitioner's Name CRAWFORD Telephone 410-472-2488

Posting Date: 7/15/18 Closing Date: 7/30/18

Wording for Sign: TO PERMIT A SIDE YARD ADDITION WITH A SIDE SETBACK OF
14 FEET IN LIEU OF THE REQUIRED 50 FEET.

Revised 6/28/2018

**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: 2019-0007-A

Property Address: 1310 MUSGROVE RD, COCKEYSVILLE MD, 21093

Property Description: _____

Legal Owners (Petitioners): STEVE + JILL CRAWFORD

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: STEVE + JILL CRAWFORD

Company/Firm (if applicable): _____

Address: 1310 MUSGROVE RD.
COCKEYSVILLE, MD 21093

Telephone Number: _____

Revised 7/9/2015

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

No. **171776**

Date: **7/6/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DAD
 7/05/2018 7/06/2018 07:30:59 3

MSG: WALKIN CAN
 RECEIPT# 772349 7/06/2018 OPLN

5 528 ZONING VERIFICATION
 RL 171776

Receipt Tot \$75.00
 \$75.00 CA \$7.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Dep
001	886	0000		4-50				\$ 75.00	CK
Total								\$ 75.00	

Rec From: **CRAWFORD**

For: **2019-0007-A**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

July 31, 2018

Steve & Jill Crawford
1310 Musgrove Road
Cockeysville MD 21093

RE: Case Number: 2019-0007 A, Address: 1310 Musgrove Road

Dear Mr. & Ms. Crawford:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 6, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Austin Childs, 16850 Gerting Road, Monkton MD 21111



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 7/16/18

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. 2019-0007-A

Administrative Variance
Steve & Jill Crawford
1310 Musgrove Road

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

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0007-A
Address 1310 Musgrove Road
(Crawford Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permits (for an addition), since the property is served by well and septic.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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Reviewer: Dan Esser

17-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Office of Administrative Hearings

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

DATE: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0007-A
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Reviewer: Dan Esser

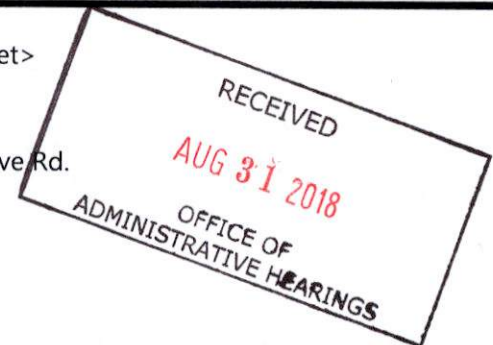
ORDER RECEIVED FOR FILING

Date 8-1-18

By [Signature]

Sherry Nuffer

From: Susan Obrecht <johnhwilburiv@verizon.net>
Sent: Thursday, August 30, 2018 5:09 PM
To: Administrative Hearings
Subject: Re: Case No. 2019-0007-A - 1310 Musgrove Rd.



Hello, thank you for your response.

We would like to file a Motion for Reconsideration on Case number 2019-0007-A-1310 Musgrove Rd. for the following reasons:

1. We are the only neighbors that are adversely affected by the proposed setback variance. The Certificates of Posting were not posted where we would ever see them; we have a private driveway that is accessed directly off of Broadway Rd. and both signs were located well down Musgrove Rd. which we do not travel to reach our home.
2. The proposed setback could limit our future plans to locate a structure in that area. Our property consists of three lots; this particular area is part of a buildable lot and there could potentially be only 14 ft. between our structure and theirs.
3. We have concerns about artificial light emanating from any new structure; as it is their existing outdoor lights shine into our windows and keep us up at night.

Thank you for your help and time and we look forward to hearing back from you shortly.

Sincerely,
Susan Obrecht and John Wilbur
1325 Broadway Road
Lutherville, MD 21093

On Thursday, August 30, 2018 10:55 AM, Administrative Hearings wrote:

Mr. Wilbur,

Per your conversation with our office, please find attached copies of the following:

1. Certificate of Posting & Photographs,
2. Judge's decision, and
3. Photographs received from Petitioners.

Please keep in mind that if you're filing a Motion for Reconsideration, it must be received in our office no later than 4:30 PM tomorrow since that's when the appeal is due.

Thank you.

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

From: adminhearingscpr@baltimorecountymd.gov
[mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, August 30, 2018 10:51 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 08.30.2018 10:50:31 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

[http://www.baltimorecountymd.gov/sebin/n/n/county_seal.jpg] <<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[http://www.baltimorecountymd.gov/sebin/p/i/socialmedia_fb.jpg] <<https://www.facebook.com/baltcogov>>
[http://www.baltimorecountymd.gov/sebin/r/i/socialmedia_twitter.jpg]
<<https://twitter.com/BaltCoGov>>
[http://www.baltimorecountymd.gov/sebin/b/f/socialmedia_BC_NOW.jpg]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>
[http://www.baltimorecountymd.gov/sebin/r/z/socialmedia_youtube.jpg]
<<https://www.youtube.com/user/BaltimoreCounty>>
[http://www.baltimorecountymd.gov/sebin/z/z/socialmedia_camera.jpg]
<<https://www.flickr.com/photos/baltimorecounty>>
[http://www.baltimorecountymd.gov/sebin/d/o/socialmedia_linkedin.jpg]
<<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov <<http://www.baltimorecountymd.gov>>

Debra Wiley

From: Administrative Hearings
Sent: Thursday, August 30, 2018 10:56 AM
To: johnhwilburiv@verizon.net
Subject: Case No. 2019-0007-A - 1310 Musgrove Rd.
Attachments: 20180830105031217.pdf

Mr. Wilbur,

Per your conversation with our office, please find attached copies of the following:

1. Certificate of Posting & Photographs,
2. Judge's decision, and
3. Photographs received from Petitioners.

Please keep in mind that if you're filing a Motion for Reconsideration, it must be received in our office no later than 4:30 PM tomorrow since that's when the appeal is due.

Thank you.

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

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Thursday, August 30, 2018 10:51 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 08.30.2018 10:50:31 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

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>7-18</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>7-16</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>7-12-18</u>	by <u>O'Keefe</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 - 08 Account Number - 2000014693			
Owner Information					
Owner Name:		CRAWFORD STEVEN F CRAWFORD JILL B		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		1310 MUSGROVE RD TIMONIUM MD 21093-1635		Deed Reference: /13988/ 00111	
Location & Structure Information					
Premises Address:		1310 MUSGROVE RD 0-0000		Legal Description: 2.050 AC 1310 MUSGROVE RD THE CLEARINGS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0059	0006	0485		0000	5 2017 Plat Ref: 0056/0137
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1999		4,768 SF		2278 SF	
				Property Land Area 2.0500 AC	
				County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	FRAME	4 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2017	As of 07/01/2017	As of 07/01/2018
Land:		276,200	276,200		
Improvements		606,400	641,900		
Total:		882,600	918,100	894,433	906,267
Preferential Land:		0			0
Transfer Information					
Seller: ZINZ STEVEN M		Date: 08/27/1999		Price: \$750,250	
Type: ARMS LENGTH IMPROVED		Deed1: /13988/ 00111		Deed2:	
Seller: SYLVIA CORPORATION		Date: 08/31/1998		Price: \$200,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /13115/ 00011		Deed2:	
Seller: FRANKLIN CIRCLE INC		Date: 04/05/1996		Price: \$145,000	
Type: ARMS LENGTH VACANT		Deed1: /11517/ 00248		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2017	07/01/2018	
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 06/03/2010					
Homeowners' Tax Credit Application Information					

Homeowners' Tax Credit Application Status: No Application Date:

ZAC AGENDA

Case Number: 2019-0006-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:**
Type: VARIANCE
Legal Owner: Byrd Design & Build LLC, Richard Byrd
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 2

Property Address: 6109 FALLS RD

Location: E/S of Falls Road, 645 ft. S of the centerline with Hollins Lane

Existing Zoning: BL **Area:** 3,770 SQ. FT.

Proposed Zoning:

VARIANCE:

To allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0007-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Steve & Jill Crawford
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 1310 MUSGROVE RD

Location: W/S of Musgrove Road, 700 ft. S of the centerline of the intersection with Broadway Road

Existing Zoning: RC 5 **Area:** 2.05 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a side yard addition with a side setback of 14 ft. in lieu of the minimum required 50 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 07/30/2018

Miscellaneous Notes:

2019-0007-A

View 'A'



7-20-20

2019-0007-A

view 'B'

4-5000-9105

View 1C

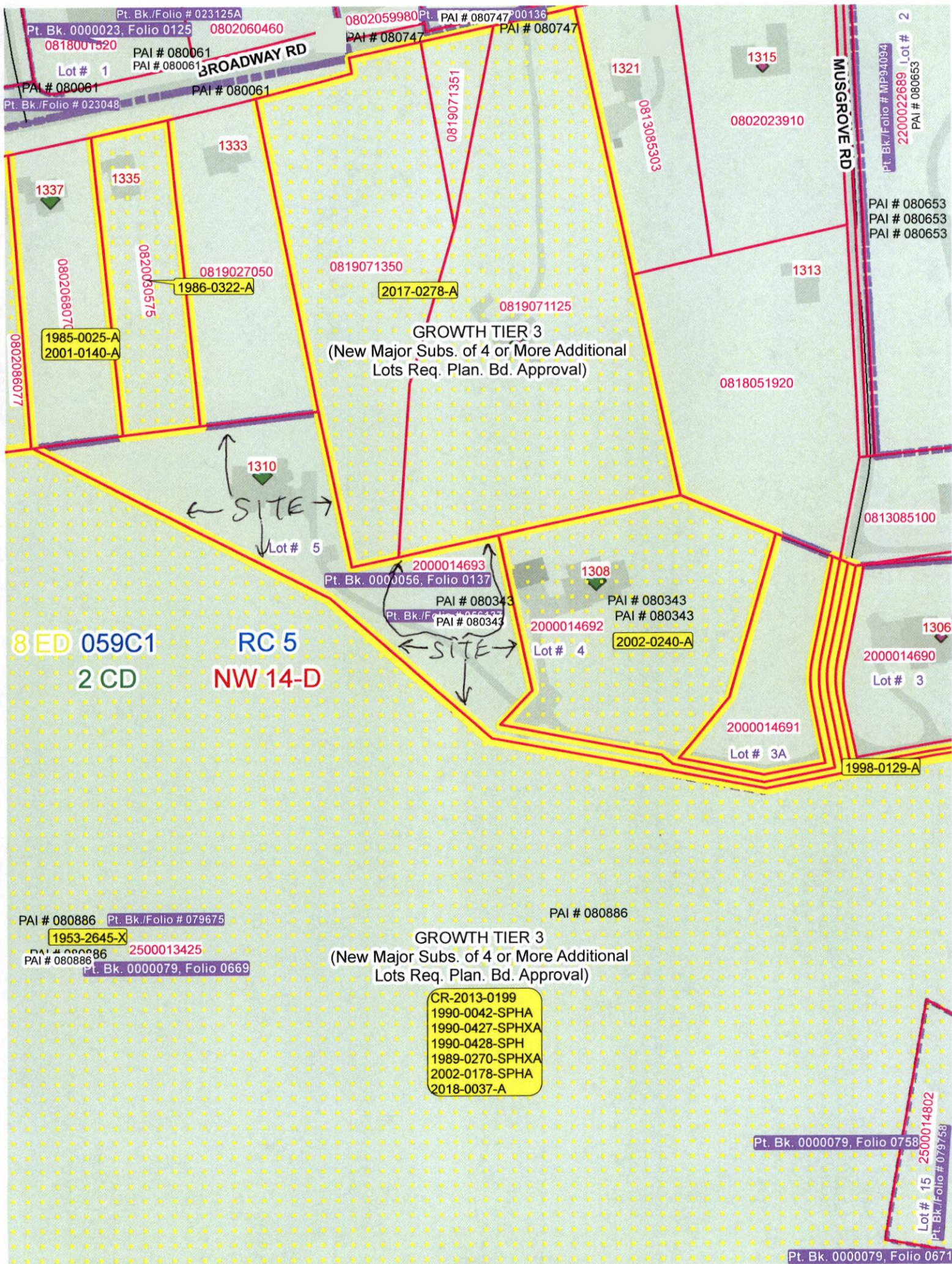
2019-0007-A

6-000-1181

2019 -
C007-A

View 'D'





Pt. Bk./Folio # 023125A
Pt. Bk. 0000023, Folio 0125
0818001320
Lot # 1
PAI # 080061
PAI # 080061
Pt. Bk./Folio # 023048
PAI # 080061

0802059980
PAI # 080747
PAI # 080747
PAI # 080747

Pt. Bk./Folio # MP94094
2200022689
Lot # 2
PAI # 080653

1337
1335
1333

082006807
1985-0025-A
2001-0140-A
0820030575
0819027050
1986-0322-A

0819071350
2017-0278-A

GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

0819071125

0818051920

1310
SITE
Lot # 5

2000014693
Pt. Bk. 0000056, Folio 0137
PAI # 080343
PAI # 080343
SITE

1308
2000014692
Lot # 4
2002-0240-A
PAI # 080343
PAI # 080343

0813085100

1306
2000014690
Lot # 3

2000014691
Lot # 3A

1998-0129-A

8 ED 059C1
2 CD

RC 5
NW 14-D

PAI # 080886
Pt. Bk./Folio # 079675
1953-2645-X
PAI # 080886
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PAI # 080886
Pt. Bk. 0000079, Folio 0669

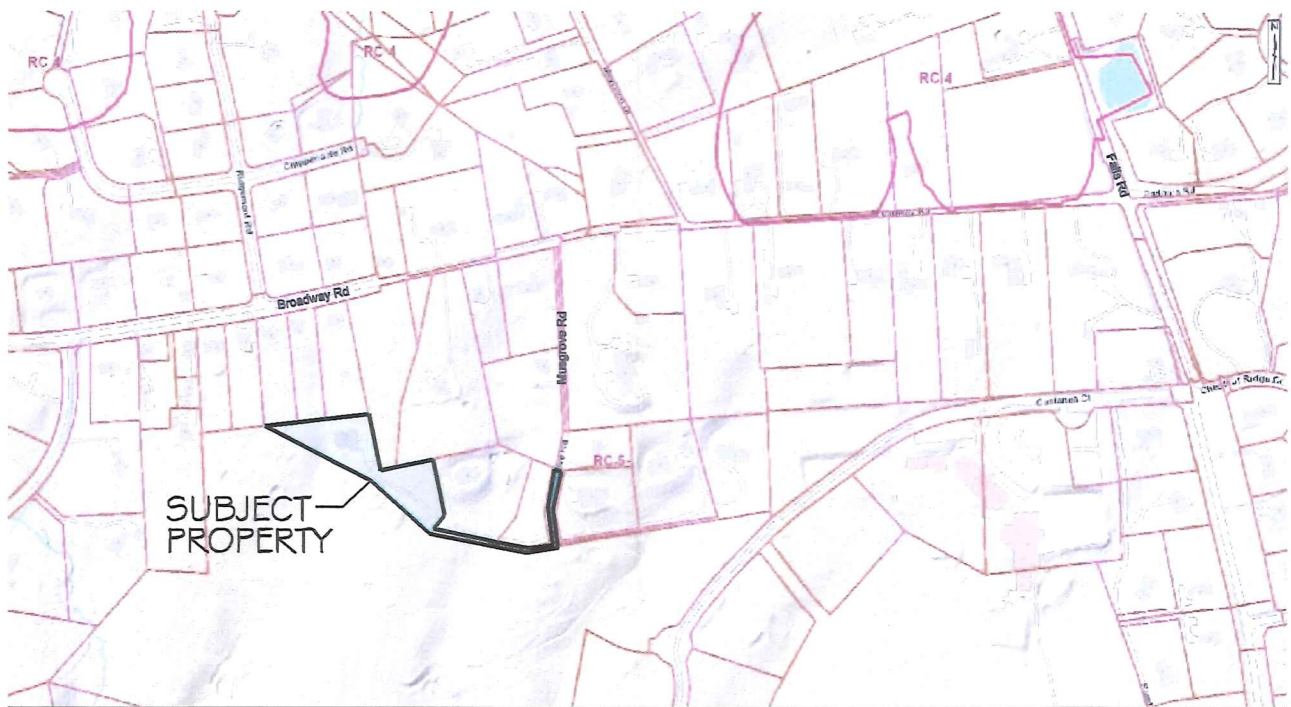
GROWTH TIER 3
(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

CR-2013-0199
1990-0042-SPHA
1990-0427-SPHXA
1990-0428-SPH
1989-0270-SPHXA
2002-0178-SPHA
2018-0037-A

Pt. Bk. 0000079, Folio 0758

Lot # 15
2500014802
Pt. Bk./Folio # 079758

Pt. Bk. 0000079, Folio 0671



VICINITY

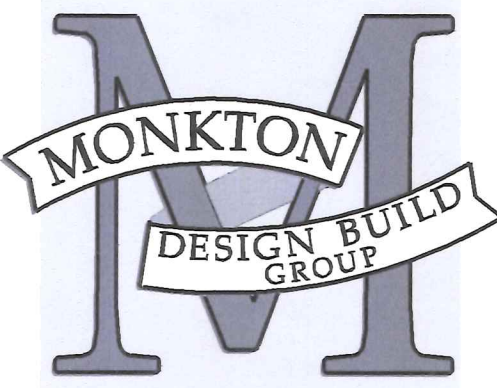
PROPERTY DATA

OWNER	Steve & Jill Crawford
ZONING MAP #	0059 / 0485
ZONING	RC-5
ELECTION DISTRICT	8
COUNCIL DISTRICT	2
LOT AREA	2.05 ACRES
HISTORIC	NO
IN CBCA	NO
IN FLOOD PLAIN	NO
WATER	Private Well
SEWER	Private Septic
PRIOR ZONING HEARINGS	None

JILL & STEVE
CRAWFORD
HOUSE

1310 MUSGROVE ROAD
COCKEYSVILLE, MARYLAND 21093

RENOVATIONS
&
ADDITIONS



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No.	Date	Item
REVISIONS		

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

16850 getting road
monkton, maryland 21111
410.472.9290
achildsaia@msn.com

2019-0007-A

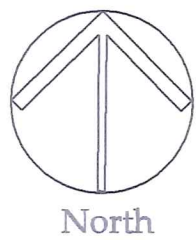
SITE PLAN

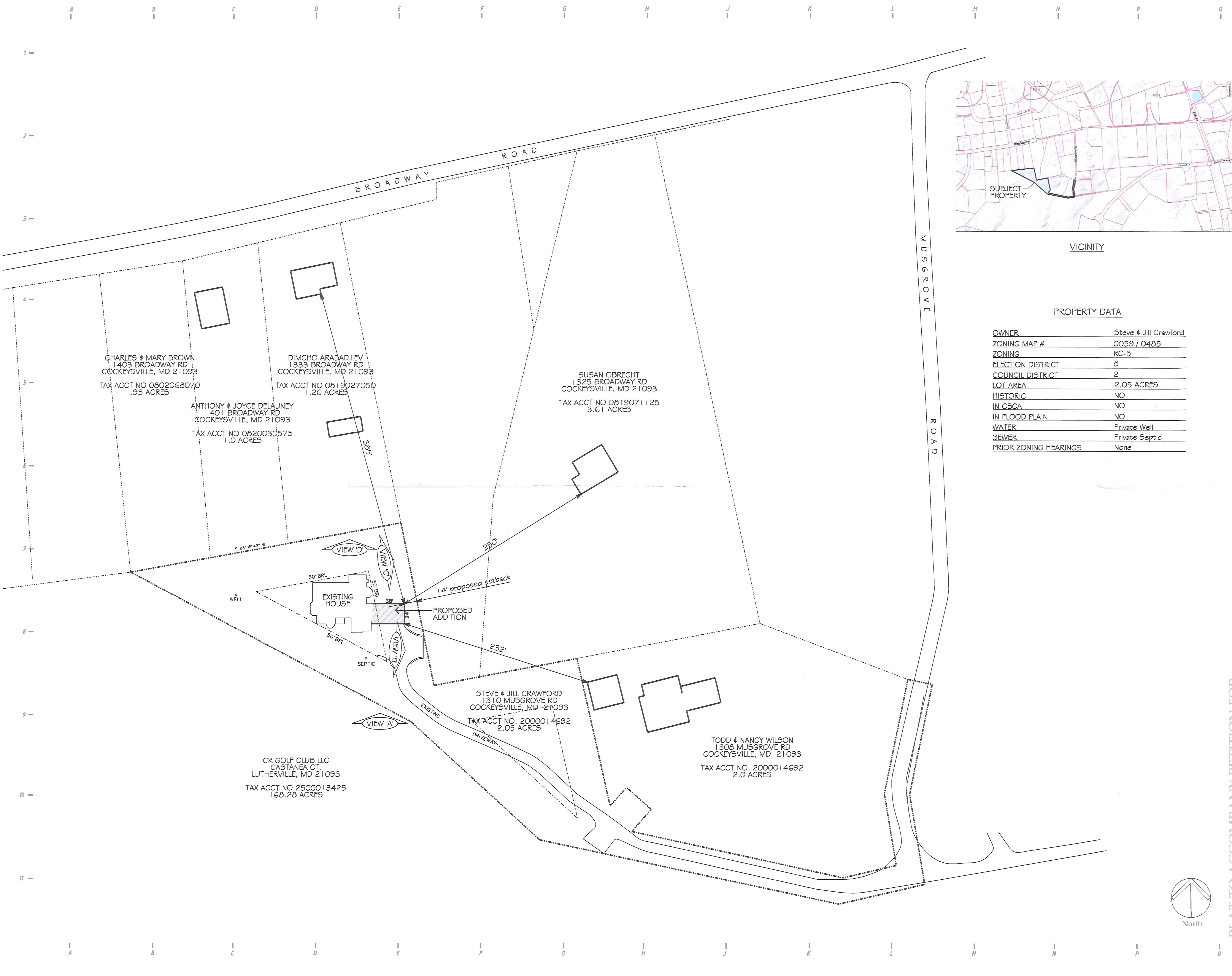
CONTRACT NO.	
SCALE	1" = 50'
DATE	July 6, 2018

SP

Pet. Ech. A

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE ZONING VARIANCE





VICINITY

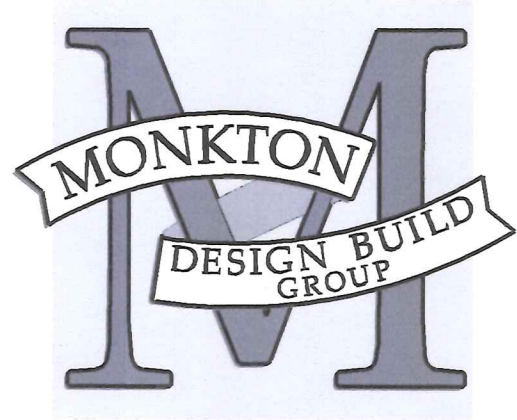
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ELECTION DISTRICT	8
COUNCIL DISTRICT	2
LOT AREA	2.05 ACRES
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IN CBCA	NO
IN FLOOD PLAIN	NO
WATER	Private Well
SEWER	Private Septic
PRIOR ZONING HEARINGS	None

JILL & STEVE
CRAWFORD
HOUSE

1310 MUSGROVE ROAD
COCKEYSVILLE, MARYLAND 21093

RENOVATIONS
&
ADDITIONS



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No.	Date	Item
REVISIONS		

Drawn _____
Checked _____
Approved _____

austin b childs
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16850 getting road
monkton, maryland 21111
410.472.9290
achildsaia@msn.com

2019-0007-A

SITE PLAN	
CONTRACT NO.	
SCALE	1"=50'
DATE	July 6, 2018
SP	

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE ZONING VARIANCE

