

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

DATE: January 8, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0509-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 6, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File  
Office of Administrative Hearings

/dlw

|                                            |   |                             |
|--------------------------------------------|---|-----------------------------|
| <b>IN RE: PETITION FOR ADMIN. VARIANCE</b> | * | BEFORE THE                  |
| <b>(1523 Park Grove Avenue)</b>            |   |                             |
| 1 <sup>st</sup> Election District          | * | OFFICE OF ADMINISTRATIVE    |
| 1 <sup>st</sup> Council District           |   |                             |
| Anthony G. Vachino & Elizabeth J. Lane     | * | HEARINGS FOR                |
| Petitioners                                |   |                             |
|                                            | * | BALTIMORE COUNTY            |
|                                            | * | <b>CASE NO. 2019-0509-A</b> |

\* \* \* \* \*

### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owners of the property, Anthony G. Vachino and Elizabeth J. Lane ("Petitioners"). The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on the right side of the house with a 8.5 ft. setback in lieu of the required 15 ft. setback with a sum of both sides of 33.5 ft. in lieu of the required 40 ft. total for both sides. 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 submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 17, 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 Section 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in

**ORDER RECEIVED FOR FILING**

Date 12-5-19

By BW

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 Section 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 5<sup>th</sup> day of **December, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR"), to approve an addition on the right side of the house with a 8.5 ft. setback in lieu of the required 15 ft. setback with a sum of both sides of 33.5 ft. in lieu of the required 40 ft. total for both sides, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

  
\_\_\_\_\_  
LAWRENCE M. STAHL  
Administrative Law Judge  
for Baltimore County

LMS:dlw

ORDER RECEIVED FOR FILING

Date 12-5-19

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** 1523 PARK GROVE AVENUE, BALTIMORE, MD 21228-5655 **Currently zoned** DR 2  
**Deed Reference** / 39246 / 00001 **10 Digit Tax Account #** 0120800330  
**Owner(s) Printed Name(s)** VACHINO, ANTHONY G & LANE, ELIZABETH J

(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 1B02.3.C.1 To approve and addition on right side of house with a 8.5 ft setback in lieu of the required 15 ft setback with a sum of both sides of 33.5 ft in lieu of the required 40 ft total for both sides

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):**

|                                             |                                            |
|---------------------------------------------|--------------------------------------------|
| VACHINO, ANTHONY G                          | LANE, ELIZABETH J                          |
| Name #1 – Type or Print                     | Name #2 – Type or Print                    |
|                                             |                                            |
| Signature #1                                | Signature #2                               |
| 1523 PARK GROVE AVENUE, BALTIMORE, MD 21228 |                                            |
| Mailing Address                             | City State                                 |
| MD 21228                                    | (314) 580 3022 / elizabethjlane@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:**

Carl Dyhrberg  
 Name – Type or Print \_\_\_\_\_  
 Signature \_\_\_\_\_  
 1619 Mussula Road Towson Baltimore  
 Mailing Address City State  
 21286 (443) 465 6899 cddesignconsultants@yahoo.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** 2019-0509-A **Filing Date** 11/7/19 **Estimated Posting Date** 11/17/19 **Reviewer** CF

# 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.

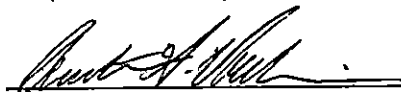
Address: 1523 PARK GROVE AVENUE, BALTIMORE MD 21228  
Print or Type Address of property City State Zip Code

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)**

WE HEREBY REQUEST AN ADMINISTRATIVE VARIANCE AT THE ABOVE ADDRESS FOR THE FOLLOWING PRACTICAL DIFFICULT AND HARDSHIP:

THE PROPERTY IS CURRENTLY SOME 33 FEET FROM THE FACE OF THE NEIGHBOR AND WILL END BEING SOME 25.4 FEET FROM THE SETBACK. THE OTHER SETBACK IS CURRENTLY SOME 31 FEET FROM COMPLIANCE. THE APPLICANTS MUST BE ABLE TO SECURE A REASONABLE RETURN FROM THEIR PROPERTY. TO PROVIDE PRACTICAL DIFFICULTY FOR AN AREA VARIANCE' THE FOLLOWING CRITERIA MUST BE MET: WHETHER STRICT COMPLIANCE WOULD UNREASONABLY PREVENT THE USE OF THE PROPERTY, AND WHETHER WHE GRANT WOULD WOULD BE A SUBSTANTIAL INJUSTICE TO THE A PPLICANTS AS WELL AS OTHER PROPERTY OWNERS IN THE DISTRICT. WHETHER RELIEF CAN BE GRANTED IN SUCH A FASHION THE THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED.

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

  
Signature of Owner (Affiant)

VACHINO, ANTHONY G  
Name- Print or Type

  
Signature of Owner (Affiant)

LANE, ELIZABETH J  
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 2nd day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared: Anthony Vachino and Elizabeth Lane

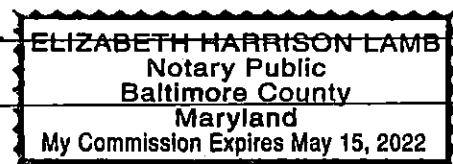
Print name(s) here: ~~Elizabeth Lane~~ <sup>ALL</sup> Anthony Vachino and Elizabeth Lane

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

AS WITNESS my hand and Notaries Seal

  
Notary Public

My Commission Expires



REV. 5/5/2016

2019-0509-A

**Notification of Project Narrative – 1523 Park Grove Avenue, Catonsville**

The site is residential and it is planned to construct a side of a new 7'-6" x 18'-0 attached Mud Room and Toilet to a 1,907 s.f. residence to the Park Grove Avenue frontage.

There are a number of mature trees on the site with the remainder given over to 1,440 of driveway, 480 s.f. of concrete paths, and a 500 s.f. stone patio deck. Shrubs and lawn typical to the neighborhood give up the remainder. Construction of the addition will replace some 138 s.f. of the property that will be disturbed by the development. If required by the County, a silt fence will be erected during construction across the front of the property opposite the entry to the construction.

Prior to construction, there is some 1,527 s.f. of impervious surface on the site and after construction there will still be some 1,527 s.f. or 18% of impervious surface on the 10,125 s.f. site.

Elizabeth Lane

Elizabeth Lane

Anthony G. Vachino

Anthony G. Vachino

State of Maryland, County of Baltimore, to wit:

I hereby certify this 2nd day of November, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

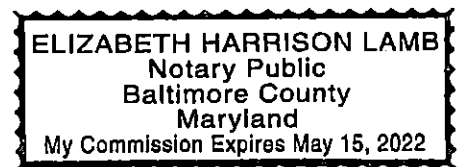
Anthony Vachino and Elizabeth Lane

As witness my hand and Notary Seal

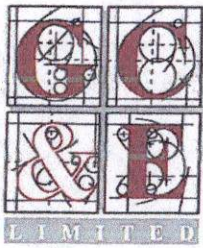
Elizabeth Lane

Notary Public

commission expires:



2019-0509-A



## Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286  
Phone: (410) 823-4470 • Fax: (410) 823-4473 • [www.gcelimited.com](http://www.gcelimited.com)

### Zoning Description 1523 Park Grove Avenue

Beginning at a point on the southeast side of Park Grove Avenue, 40 feet wide, at the distance of 755 feet southwesterly of the centerline of Hilton Avenue, 50 feet wide.

Being Lots 481, 482 and 483 in the subdivision of "Oak Forest Park" as recorded in Baltimore County Platbook W.P.C. No. 5 folio 90, containing 10,125 square feet or 0.23 acres, more or less, located in the 1<sup>st</sup> Election District and 1<sup>st</sup> Councilmanic District.



License expires/renews 2/26/21

2019-0509-A

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/17/2019

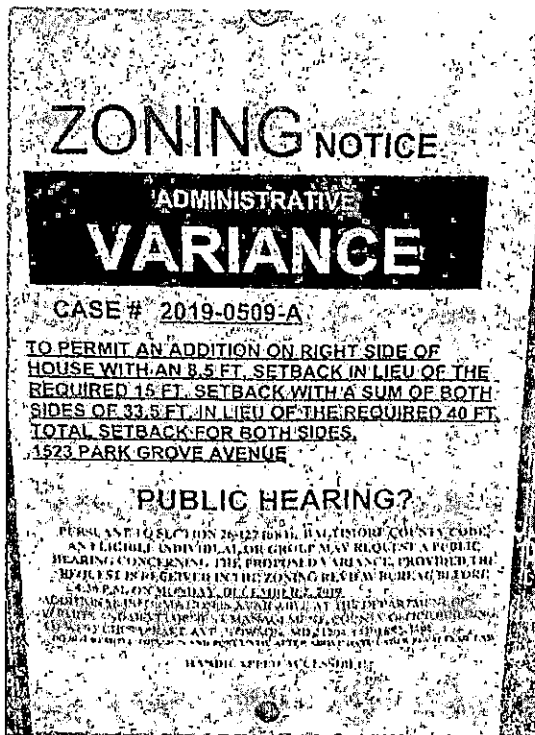
Case Number: 2019-0509-A

Petitioner / Developer: CARL DYHRBERG ~ ANTHONY VACHINO & ELIZABETH LANE

Date of Closing: DECEMBER 2, 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:  
1523 PARK GROVE AVENUE

The sign(s) were posted on: **NOVEMBER 17, 2019**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

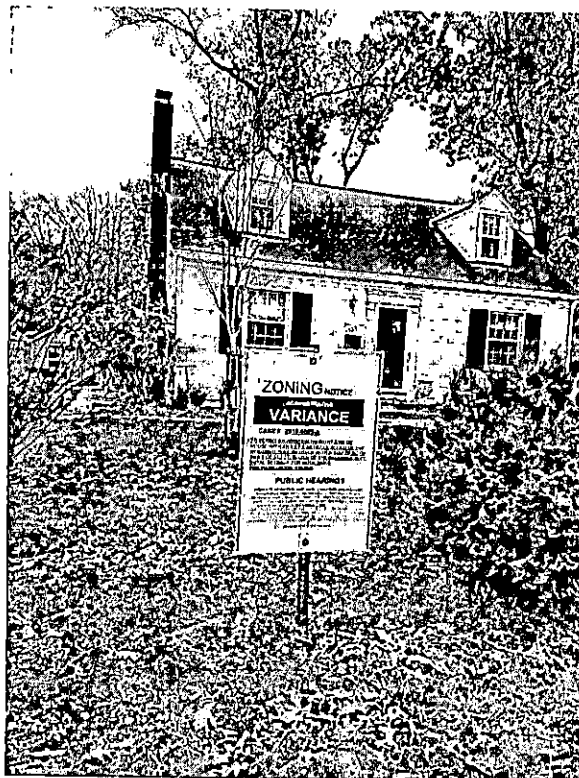
523 Penny Lane  
(Street Address of Sign Poster)

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

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



Background Photo 1<sup>st</sup> Sign @ 1523 Park Grove Ave. ~ 11/17/2019



Background Photo 2<sup>nd</sup> Sign @ 1523 Park Grove Ave. ~ 11/17/2019

**CASE # 2019-0509-A**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- Q509 -A Address 1523 Park Grove Ave  
Contact Person: Christina Frank Phone Number: 410-887-3391  
Planner, Please Print Your Name  
Filing Date: 11-7-19 Posting Date: 11-17-19 Closing Date: 12-2-19

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- Q509 -A Address 1523 Park Grove Ave  
Petitioner's Name Anthony Vachino Elizabeth Lane Telephone 314-580-3022  
Posting Date: 11-17-19 Closing Date: 12-2-19  
Wording for Sign: To Permit An Addition on Right side of House w/a 8.5'  
Setback in Lieu of The Required 15' setback w/a sum of Both sides  
of 33.5' in Lieu of The Required 40' total setback for Both  
sides

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/neighbor 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: 2019-0509-A  
Property Address: 1523 Park Grove Ave, Baltimore MD 21228  
Property Description: \_\_\_\_\_  
\_\_\_\_\_  
Legal Owners (Petitioners): Anthony Vachino & Elizabeth Lane  
Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: VACHINO, ANTHONY G  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1523 PARK GROVE AVENUE,  
BALTIMORE MD 21228  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone Number: (314) 580 3022

Revised 7/9/2015



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

December 2, 2019

Vachino Anthony & Lane Elizabeth  
1523 Park Grove Ave  
Baltimore MD 21228

RE: Case Number: 2019-0509-A, 1523 Park Grove Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 17, 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 a horizontal line.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel  
Carl Dyhrberg 1619 Mussula Road Towson MD 21286

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: November 14, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0509-A  
Address 1523 Park Grove Avenue  
(Vachino Property)

Zoning Advisory Committee Meeting of **November 8, 2019**.

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

Reviewer: Steve Ford

Date: 11/12/19

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. *2019-0509-A*

*Administrative Variance  
Vickimo, Anthony G. & Loni Elizabeth F.  
1523 Park Grove 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, \_\_\_\_\_

*Richard A. Zeller*

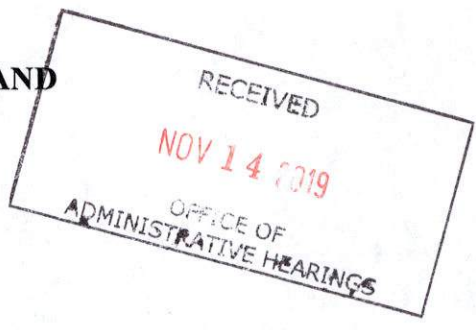
Wendy Wolcott, P.L.A.  
Metropolitan District Engineer  
Maryland Department of Transportation  
State Highway Administration  
District 4 - Baltimore and Harford Counties

WW/RAZ

12-2-19

**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: November 14, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0509-A  
Address 1523 Park Grove Avenue  
(Vachino Property)

Zoning Advisory Committee Meeting of **November 8, 2019.**

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

Reviewer: Steve Ford

## Real Property Data Search ( w4)

Search Result for BALTIMORE COUNTY

| View Map                         | View GroundRent Redemption                     | View GroundRent Registration                                                 |
|----------------------------------|------------------------------------------------|------------------------------------------------------------------------------|
| Tax Exempt: None                 |                                                | Special Tax Recapture: None                                                  |
| Exempt Class: None               |                                                |                                                                              |
| Account Identifier:              | District - 01 Account Number - 0120800330      |                                                                              |
| Owner Information                |                                                |                                                                              |
| Owner Name:                      | VACHINO ANTHONY G<br>LANE ELIZABETH J          | Use: RESIDENTIAL<br>Principal Residence: YES                                 |
| Mailing Address:                 | 1523 PARK GROVE AVE<br>BALTIMORE MD 21228-5655 | Deed Reference: /39246/ 00001                                                |
| Location & Structure Information |                                                |                                                                              |
| Premises Address:                | 1523 PARK GROVE AVE<br>BALTIMORE 21228-5655    | Legal Description: LTS 481,482,483<br>1523 PARK GROVE AVE<br>OAK FOREST PARK |
| Map:                             | Grid:                                          | Parcel:                                                                      |
| 0100                             | 0018                                           | 0394                                                                         |
| Neighborhood:                    | Subdivision:                                   | Section:                                                                     |
| 1070133.04                       | 0000                                           |                                                                              |
| Block:                           | Lot:                                           | Assessment Year:                                                             |
|                                  | 481                                            | 2019                                                                         |
| Plat No:                         |                                                |                                                                              |
| Plat Ref:                        | 0005/                                          | 0090                                                                         |
| Special Tax Areas: None          | Town:                                          | None                                                                         |
|                                  | Ad Valorem:                                    | None                                                                         |
|                                  | Tax Class:                                     | None                                                                         |
| Primary Structure Built          | Above Grade Living Area                        | Finished Basement Area                                                       |
| 1948                             | 1,907 SF                                       | 297 SF                                                                       |
| Property Land Area               | County Use                                     |                                                                              |
| 10,125 SF                        | 04                                             |                                                                              |
| Stories                          | Basement                                       | Type                                                                         |
| 1 1/2                            | YES                                            | STANDARD UNIT                                                                |
| Exterior                         | Quality                                        | Full/Half Bath                                                               |
| ASBESTOS SHINGLE/ SIDING         | 5                                              | 2 full                                                                       |
| Garage                           | Last Notice of Major Improvements              |                                                                              |
|                                  |                                                |                                                                              |
| Value Information                |                                                |                                                                              |
| Base Value                       | Value                                          | Phase-in Assessments                                                         |
|                                  | As of                                          | As of                                                                        |
|                                  | 01/01/2019                                     | 07/01/2019                                                                   |
| Land:                            | 128,000                                        | 162,000                                                                      |
| Improvements                     | 251,600                                        | 261,300                                                                      |
| Total:                           | 379,600                                        | 423,300                                                                      |
| Preferential Land:               | 0                                              | 394,167                                                                      |
|                                  |                                                | 408,733                                                                      |
|                                  |                                                | 0                                                                            |
| Transfer Information             |                                                |                                                                              |
| Seller: LINGAN ANITA K           | Date: 08/02/2017                               | Price: \$426,500                                                             |
| Type: ARMS LENGTH IMPROVED       | Deed1: /39246/ 00001                           | Deed2:                                                                       |
| Seller: LINGAN THOMAS MARK       | Date: 10/06/2008                               | Price: \$0                                                                   |
| Type: NON-ARMS LENGTH OTHER      | Deed1: /27374/ 00063                           | Deed2:                                                                       |
| Seller: TURNER GORDON J          | Date: 11/14/1986                               | Price: \$118,000                                                             |
| Type: ARMS LENGTH IMPROVED       | Deed1: /07401/ 00539                           | Deed2:                                                                       |
| Exemption Information            |                                                |                                                                              |
| Partial Exempt Assessments:      | Class                                          | 07/01/2019                                                                   |
| County:                          | 000                                            | 0.00                                                                         |
| State:                           | 000                                            | 0.00                                                                         |
| Municipal:                       | 000                                            | 0.00 0.00                                                                    |
| Tax Exempt: None                 | Special Tax Recapture: None                    |                                                                              |
| Exempt Class: None               |                                                |                                                                              |

2019-0509-A

SIDE  
ADDITION  
→



1523 PARK GRASS AVE

PROMITT

2019-DS09-A

[illegible]

SIDE



1523 PARK CREST DR

2019-0509-A

100

## C H E C K L I S T

| <u>Comment<br/>Received</u>     | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                               |
| <u>11-14</u>                    | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>11-12</u>                    | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection.</u>                                                |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| <hr/>                           |                                                                       |                                                                     |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| <hr/>                           |                                                                       |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: _____                                                           |                                                                     |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>11-17-19</u>                                                 | by <u>O'Keefe</u>                                                   |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____                                                           | by _____                                                            |
| <hr/>                           |                                                                       |                                                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

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

\_\_\_\_\_

## Real Property Data Search

You may experience issues today as SDAT works to restore all services. SDAT apologizes for any inconvenience the last few days, and asks for patience as we continue to work to make the site better.

## Search Result for BALTIMORE COUNTY

| View Map                           | View GroundRent Redemption                     | View GroundRent Registration                                                 |
|------------------------------------|------------------------------------------------|------------------------------------------------------------------------------|
| Tax Exempt: None                   |                                                | Special Tax Recapture: None                                                  |
| Exempt Class: None                 |                                                |                                                                              |
| Account Identifier: District - 01  |                                                | Account Number - 0120800330                                                  |
| Owner Information                  |                                                |                                                                              |
| Owner Name:                        | VACHINO ANTHONY G<br>LANE ELIZABETH J          | Use: RESIDENTIAL<br>Principal Residence: YES                                 |
| Mailing Address:                   | 1523 PARK GROVE AVE<br>BALTIMORE MD 21228-5655 | Deed Reference: /39246/ 00001                                                |
| Location & Structure Information   |                                                |                                                                              |
| Premises Address:                  | 1523 PARK GROVE AVE<br>BALTIMORE 21228-5655    | Legal Description: LTS 481,482,483<br>1523 PARK GROVE AVE<br>OAK FOREST PARK |
| Map: 0100                          | Grid: 0018                                     | Parcel: 0394                                                                 |
| Neighborhood: 1070133.04           | Subdivision: 0000                              | Section: 481                                                                 |
| Block: 2019                        | Lot: 481                                       | Assessment Year: 2019                                                        |
| Plat No: 0005/ 0090                |                                                | Plat Ref: 0005/ 0090                                                         |
| Special Tax Areas: None            |                                                | Town: None                                                                   |
|                                    |                                                | Ad Valorem: None                                                             |
|                                    |                                                | Tax Class: None                                                              |
| Primary Structure Built: 1948      | Above Grade Living Area: 1,907 SF              | Finished Basement Area: 297 SF                                               |
|                                    |                                                | Property Land Area: 10,125 SF                                                |
|                                    |                                                | County Use: 04                                                               |
| Stories: 1 1/2                     | Basement: YES                                  | Type: STANDARD UNIT                                                          |
| Exterior: ASBESTOS SHINGLE/ SIDING | Quality: 5                                     | Full/Half Bath: 2 full                                                       |
|                                    |                                                | Garage: Last Notice of Major Improvements                                    |
| Value Information                  |                                                |                                                                              |
|                                    | Base Value                                     | Value                                                                        |
|                                    |                                                | As of 01/01/2019                                                             |
| Land:                              | 128,000                                        | 162,000                                                                      |
| Improvements:                      | 251,600                                        | 261,300                                                                      |
| Total:                             | 379,600                                        | 423,300                                                                      |
| Phase-in Assessments               |                                                |                                                                              |
|                                    |                                                | As of 07/01/2019                                                             |
|                                    |                                                | As of 07/01/2020                                                             |
| Land:                              |                                                |                                                                              |
| Improvements:                      |                                                |                                                                              |
| Total:                             |                                                |                                                                              |
| Preferential Land:                 | 0                                              | 0                                                                            |
| Transfer Information               |                                                |                                                                              |
| Seller: LINGAN ANITA K             | Date: 08/02/2017                               | Price: \$426,500                                                             |
| Type: ARMS LENGTH IMPROVED         | Deed1: /39246/ 00001                           | Deed2:                                                                       |
| Seller: LINGAN THOMAS MARK         | Date: 10/06/2008                               | Price: \$0                                                                   |
| Type: NON-ARMS LENGTH OTHER        | Deed1: /27374/ 00063                           | Deed2:                                                                       |
| Seller: TURNER GORDON J            | Date: 11/14/1986                               | Price: \$118,000                                                             |
| Type: ARMS LENGTH IMPROVED         | Deed1: /07401/ 00539                           | Deed2:                                                                       |
| Exemption Information              |                                                |                                                                              |
| Partial Exempt Assessments:        | Class                                          | 07/01/2019                                                                   |
| County:                            | 000                                            | 0.00                                                                         |
| State:                             | 000                                            | 0.00                                                                         |
| Municipal:                         | 000                                            | 0.00 0.00                                                                    |
| Tax Exempt: None                   |                                                | Special Tax Recapture: None                                                  |

Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

## ZAC AGENDA

---

**Case Number:** 2019-0508-A **Reviewer:** Jun Fernando  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Donna Davis  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 12544 GREENSPRING AVE

**Location:** South side of Greenspring Ave at a distance of 727' North of the centerline of Baublitz Road.

**Existing Zoning:** RC 5

**Area:** 12.001 AC

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

Section 400.3 BCZR To permit an accessory structure (garage) with a height of 23' in lieu of the required 15'.

**Attorney:** Not Available

**Prior Zoning Cases:** 2019-0445-A

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 12/12/2019

**Miscellaneous Notes:**

---

**Case Number:** 2019-0509-A **Reviewer:** Christina Frink  
**Existing Use:** RESIDENTIAL **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Vachino, Anthony G & Lane Elizabeth J  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

**Property Address:** 1523 PARK GROVE AVE

**Location:** SE side of Park Grove Ave 755 feet SW of Hilton Ave.

**Existing Zoning:** DR 2

**Area:** 10,125 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 To approve and addition on the right side of the house with a 8.5 feet setback in lieu of the required 15 feet setback with a sum of the both sides of 33.5 feet in lieu of the required 40 feet total for both side.

**Attorney:** Not Available

**Prior Zoning Cases:** None

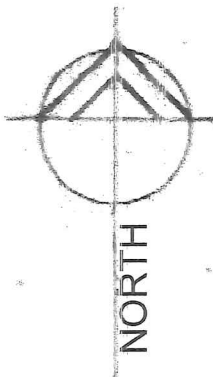
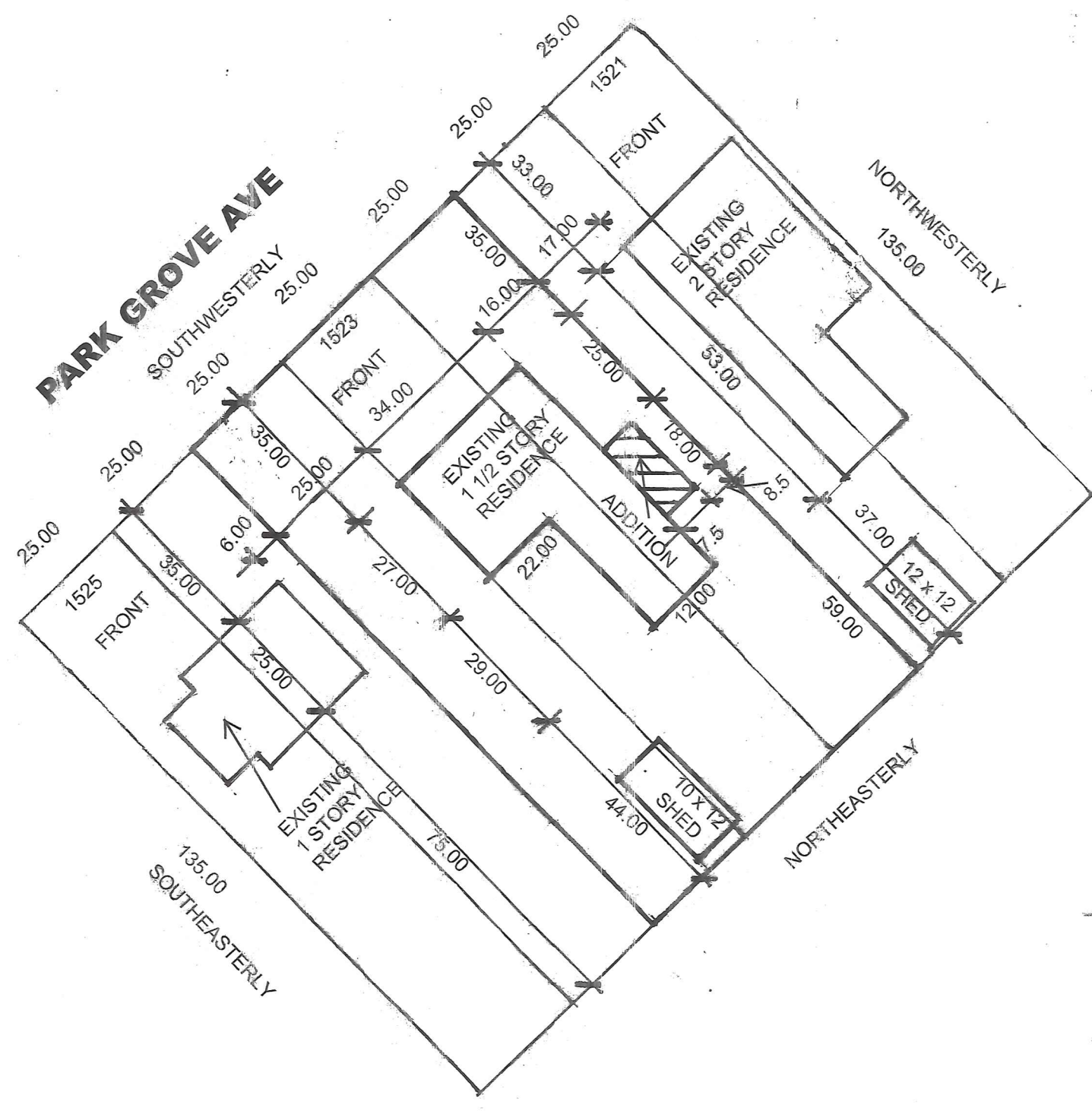
**Concurrent Cases:** None

**Violation Cases:** None

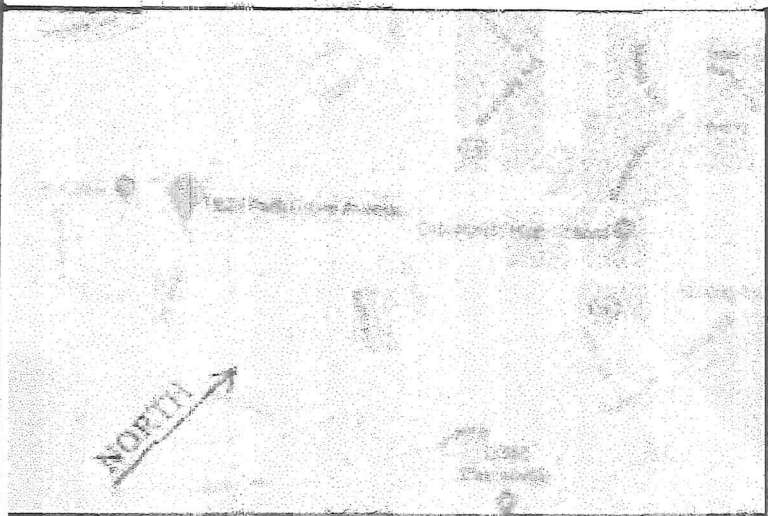
**Closing Date:** 12/02/2019

**Miscellaneous Notes:**

ZONING HEARING PLAN FOR A VARIANCE AT 1523 PARK GROVE AVENUE, BALTIMORE, MD 21228-5655  
OWNER(S) NAME (S) ANTHONY G. VACHINO & ELIZABETH J. LANE.  
SUBDIVISON NAME : 1523 PARK GROVE AVE, OAK FOREST PARK, LOTS # 451, BLOCK # N/A, SECTION # N/A, PLAT BOOK # 0005/0090  
MAP # 0100, GRID # 0018, PARCEL # 0394, NEIGHBORHOOD # 1070133.04, SUBDIVISON # , 10 DIGIT TAX # 0120800330, DEED REF # /39246/ 00001



**SITE VICINITY MAP**



MAP IS NOT TO SCALE

|                    |                                              |
|--------------------|----------------------------------------------|
| ZONING MAP:        | 101A3                                        |
| SITE ZONED:        | DR 2                                         |
| ELECTION DISTRICT: | 1st                                          |
| COUNCIL DISTRICT:  | 1st                                          |
| LOT AREA ACREAGE:  | 0.227                                        |
| OR                 | 10,125 SF                                    |
| HISTORIC:          | NO                                           |
| IN CBCA:           | NO                                           |
| IN FLOOD PLAIN:    | NO                                           |
| UTILITIES          |                                              |
| WATER IS:          | PUBLIC                                       |
| SEWER IS:          | PUBLIC                                       |
| PRIOR HEARING:     | NONE GRANTED<br>OR DENIED AND<br>NONE LISTED |

|              |                                     |
|--------------|-------------------------------------|
| GIS MAP COPY | 1CD<br>100C3 DR<br>1ED SW 4-G 101A3 |
|--------------|-------------------------------------|

**VIOLATION CASE INFO:**

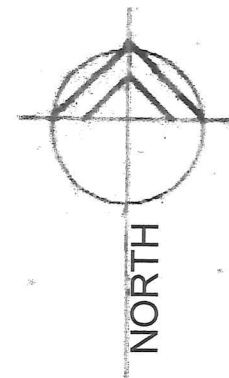
|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

2019-0509-A

OWNER(S) NAME (S) ANTHONY G. VACHINO & ELIZABETH J. LANE.

SUBDIVISION NAME : 1523 PARK GROVE AVE, OAK FOREST PARK, LOTS # 451, BLOCK # N/A, SECTION # N/A, PLAT BOOK # 0005/0090  
 MAP # 2402, GRID # 2210, PARCEL # 2221, NEIGHBORHOOD # 1523

MAP # 0100, GRID # 0018, PARCEL # 0394, NEIGHBORHOOD # 1070133.04, SUBDIVISION # , 10 DIGIT TAX # 0120800330, DEED REF # /39246/ 00001



DATE : 11 / 05 / 2019

2019-0509.A

North

|                    |                                              |
|--------------------|----------------------------------------------|
| ZONING MAP:        | 101A3                                        |
| SITE ZONED:        | DR 2                                         |
| ELECTION DISTRICT: | 1st                                          |
| COUNCIL DISTRICT:  | 1st                                          |
| LOT AREA ACREAGE:  | 0.227                                        |
| OR                 | 10,125 SF                                    |
| HISTORIC:          | NO                                           |
| IN CBCA:           | NO                                           |
| IN FLOOD PLAIN:    | NO                                           |
| UTILITIES          |                                              |
| WATER IS:          | PUBLIC                                       |
| SEWER IS:          | PUBLIC                                       |
| PRIOR HEARING:     | NONE GRANTED<br>OR DENIED AND<br>NONE LISTED |

**VIOLATION CASE INFO:**

Pet. Esh. 1