

M E M O R A N D U M

DATE: February 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0548-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 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.'

/dlw

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(532 Park Avenue) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District * HEARINGS FOR
Colin B. & Jennifer P. Exelby *
Petitioners * BALTIMORE COUNTY
* CASE NO. 2019-0548-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, Colin B. and Jennifer P. Exelby (“Petitioners”). The Petitioners are requesting Variance relief pursuant to Section 400.3 of the Baltimore County Zoning Regulations (“BCZR”) to approve an accessory building (garage) at a total height of 23 ft. in lieu of the required maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

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

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 28, 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 the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date 1-16-2020

By BW

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.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 16th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations ("BCZR") to approve an accessory building (garage) at a total height of 23 ft. in lieu of the required maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

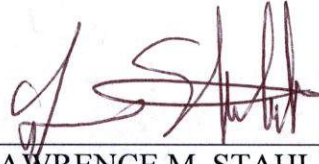
- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- Petitioners or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- The proposed garage shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 1-16-2020

By [Signature]

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 1-16-2020

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 532 PARK AVE. TOWSON, MD 21204 Currently zoned DR 5.5
 Deed Reference 30626 100144 10 Digit Tax Account # 0918721580
 Owner(s) Printed Name(s) Colin Exelby, Jennifer Exelby

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 400.3 To approve an accessory building (garage) at a total height of 23 ft. in lieu of the required maximum height of 15 ft.

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):

COLIN EXELBY JENNIFER EXELBY
 Name #1 – Type or Print Name #2 – Type or Print
Colin Exelby Jennifer Exelby
 Signature #1 Signature #2
532 PARK AVE. TOWSON MD
 Mailing Address City State
21204 4103401097 coxelby24@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:

Name – Type or Print
 Signature
 Mailing Address City State
 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 2019-0548-A Filing Date 12/19/19 Estimated Posting Date 12/29/19 Reviewer CP

Rev 5/5/2016

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: 532 PARK AVE. Towson MD 21204
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)

Building 2 story garage. 1st story to hold car, bikes/storage.
Second story to be home office with gym equipment, computer
and furniture.

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


Signature of Owner (Affiant)
COLIN EXELBY
Name- Print or Type


Signature of Owner (Affiant)
JENNIFER EXELBY
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 10 day of December, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Colin and Jennifer Exelby

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

AS WITNESS my hand and Notaries Seal

Robbin Tiara Braswell
Notary Public - Maryland
Baltimore City
My Commission Expires
September 7, 2021


Notary Public
9/7/2021
My Commission Expires

Affidavit in Support of Administrative Variance

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Address: 532 Park Ave. Towson MD 21204
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)

Building 2 story garage. 1st story to hold car and bikes/storage.
Second story to be home office with gym equipment. Computer
and furniture on second level.

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


Signature of Owner (Affiant)
Colin Exelby
Name- Print or Type


Signature of Owner (Affiant)
Jennifer Exelby
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 10 day of December, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Colin and Jennifer Exelby

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

AS WITNESS my hand and Notaries Seal

Robbin Tiara Braswell
Notary Public - Maryland
Baltimore City
My Commission Expires
September 7, 2021


Notary Public
9/7/2021
My Commission Expires



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 532 PARK AVE. TOWSON, MD 21204 Currently zoned DR5.5
Deed Reference 30626100144 10 Digit Tax Account # 0918721580
Owner(s) Printed Name(s) COLIN EXELBY, JENNIFER EXELBY

(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 400.3 To approve an accessory building (garage) at a total height of 23 ft. in lieu of the required maximum height of 15 ft.

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):

COLIN EXELBY, JENNIFER EXELBY
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
532 PARK AVE. TOWSON MD
Mailing Address City State
21204, 410 340 1097, Cexelby24@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:

Name – Type or Print
Signature
Mailing Address City State
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 2019-0548-A Filing Date 12/19/19 Estimated Posting Date 12/29/19 Reviewer CP

Rev 5/5/2016

12/16/2019

ZONING PROPERTY DESCRIPTION FOR 532 Park Ave. Towson, MD 21204.

Beginning at a point on the northernmost side of Park Ave. which is 30 feet street ROW wide at a distance of 329 feet East of Woodbine which is 30 feet wide.

Option 1

Thence the following courses and distances:

1st POC South 58 degrees 17 minutes east 52 feet to Lot No. 18

2nd POC North 31 degrees 43 minutes east 156 feet 11 inches to intersect the last or south

3rd POC North 58 degrees 17 minutes west 52 feet to the easternmost line of Lot No. 20

4th POC South 31 degrees 43 minutes west 156 feet 11 inches

Folio 0035 containing 8,164 square feet. Located in the 9th election district and the 5th Council District.

2019-0548-A

CERTIFICATE OF POSTING

CASE NO. 2019-0548

PETITIONER/DEVELOPER

COLIN & JENNIFER

E. KELBY

DATE OF HEARING/CLOSING

1/13/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

532 PARK AVENUE

SIGN #2

THIS SIGN(S) POSTED ON December 28, 2019
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/28/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0548-A

TO PERMIT AN ACCESSORY BUILDING (GARAGE) AT A
TOTAL HEIGHT OF 23 FT. IN LIEU OF THE REQUIRED
MAXIMUM HEIGHT OF 15 FT.

PUBLIC HEARING ?

PURSUANT TO SECTION 28-127(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 MONDAY, JANUARY 13, 2020
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF \$100.

MEETING IS HANDICAP ACCESSIBLE.

Madison St 12/28/19

CERTIFICATE OF POSTING

CASE NO. 2019-0548

PETITIONER/DEVELOPER

COLIN & JENNIFER

EKLBY

DATE OF HEARING/CLOSING

1/13/2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

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532 PARK AVENUE

SIGN #1

THIS SIGN(S) POSTED ON

December 28, 2019

(MONTH, DAY, YEAR)

SINCERELY

Martin Ogle 12/28/19

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

SIGN 1

ZONING NOTICE

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ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST DATE AFTER GRAVE DATE. UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

Signer file 12/28/19

ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0548 -A Address 532 Park Ave
 Contact Person: Christina Frink Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12-19-19 Posting Date: 12-29-19 Closing Date: 1-13-20

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- 0548 -A Address 532 Park Ave
 Petitioner's Name Colin and Jennifer Exelby Telephone 410-340-1097
 Posting Date: 12-29-19 Closing Date: 1-13-20
 Wording for Sign: To Permit an accessory Building (garage) at a total
height of 23FT in lieu of The Required maximum height
of 15 FT

Revised 6/30/2019



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 14, 2020

Colin Exelby
532 Park Ave
Towson MD 21204

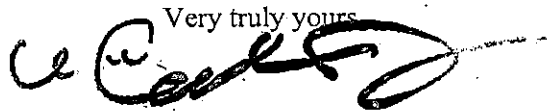
RE: Case Number: 2019-0548-A, 532 Park Ave

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 December 19, 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


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/23/19

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. **2019-0548-A**

*Administrative Variance
Colin & Jennifer Exelby
532 Park 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@mdot.maryland.gov).

Sincerely,



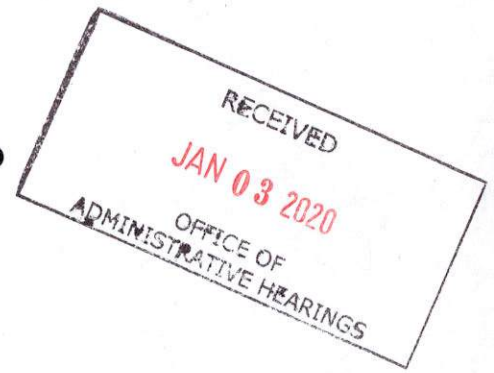
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

1-13-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 3, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0548-A
Address 532 Park Avenue
(Exelby Property)

Zoning Advisory Committee Meeting of **December 30, 2019**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 3, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0548-A
Address 532 Park Avenue
(Exelby Property)

Zoning Advisory Committee Meeting of **December 30, 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 - 09 Account Number - 0918721580		
Owner Information		
Owner Name:	EXELBY COLIN B EXELBY JENNIFER P	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	532 PARK AVE BALTIMORE MD 21204-	Deed Reference: /30626/00144
Location & Structure Information		
Premises Address:	532 PARK AVE BALTIMORE 21204-3838	Legal Description: TOWSON
Map:	Grid:	Parcel:
0070	0007	1054
Neighborhood:	Subdivision:	Section:
9040051.04	0000	
Block:	Lot:	Assessment Year:
	19	2020
Plat No:	2	
Plat Ref:	0007/0035	
Special Tax Areas: None	Town: None	Ad Valorem: None
	Tax Class: None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1924	1,908 SF	
Property Land Area	County Use	
8,112 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2017	As of 07/01/2019 As of 07/01/2020
Land:	122,000	122,000
Improvements	190,800	190,800
Total:	312,800	312,800
Preferential Land:	0	
Transfer Information		
Seller: RUSSELL BERNARD J	Date: 03/17/2011	Price: \$422,000
Type: ARMS LENGTH IMPROVED	Deed1: /30626/ 00144	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03723/ 00571	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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: None	Special Tax Recapture: None	
Exempt Class: None		

2019-0548-A

CHECKLIST

<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>1-3</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-23</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 (1st) Date: 12-28-19 by OgleSIGN POSTING (2nd) 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
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0918721580		
Owner Information		
Owner Name:	EXELBY COLIN B EXELBY JENNIFER P	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	532 PARK AVE BALTIMORE MD 21204-	Deed Reference: /30626/ 00144
Location & Structure Information		
Premises Address:	532 PARK AVE BALTIMORE 21204-3838	Legal Description: TOWSON
Map:	Grid:	Parcel:
0070	0007	1054
Neighborhood:	Subdivision:	Section:
9040051.04	0000	
Block:	Lot:	Assessment Year:
	19	2020
Plat No:	Plat Ref:	
2	0007/ 0035	
Special Tax Areas: None		
Town: None		
Ad Valorem: None		
Tax Class: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1924	1,908 SF	
Property Land Area		County Use
8,112 SF		04
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	1 full/ 2 half
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of
		01/01/2020
Land:	122,000	122,000
Improvements	190,800	223,800
Total:	312,800	345,800
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2019	07/01/2020
	312,800	323,800
		0
Transfer Information		
Seller: RUSSELL BERNARD J	Date: 03/17/2011	Price: \$422,000
Type: ARMS LENGTH IMPROVED	Deed1: /30626/ 00144	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /03723/ 00571	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture:	None	
Homestead Application Information		
Homestead Application Status: Approved 05/17/2011		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2019-0547-A **Reviewer:** Jeffrey Perlow
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Jean Wyman
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 1413 LABELLE AVE
Location: S/S of LaBelle Ave 690 feet E of Bellona Ave.

Existing Zoning: DR 3.5 **Area:** 13,225 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

1B02.3.C.1, BCZR To permit an existing garage with a 2nd story screened porch addition and replacement steps (not an open projection) with a rear yard set back of 18.5 feet in lieu of the minimum required 30 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 01/13/2020

Miscellaneous Notes:

Case Number: 2019-0548-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Colin & Jennifer Exelby
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 7

Property Address: 532 PARK AVE
Location: N side of Park Ave 329 feet E of Woodbine

Existing Zoning: DR 5.5 **Area:** 8,112 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve an accessory building (garage) at a total height of 23 feet in lieu of the required maximum height of 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

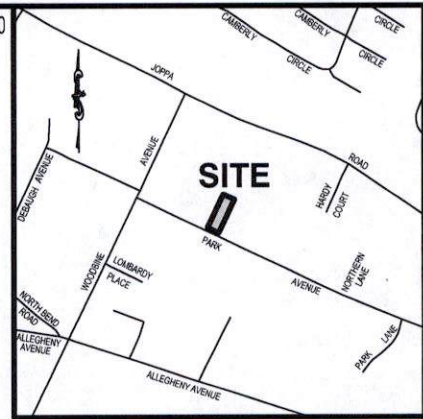
Concurrent Cases: None

Violation Cases: None

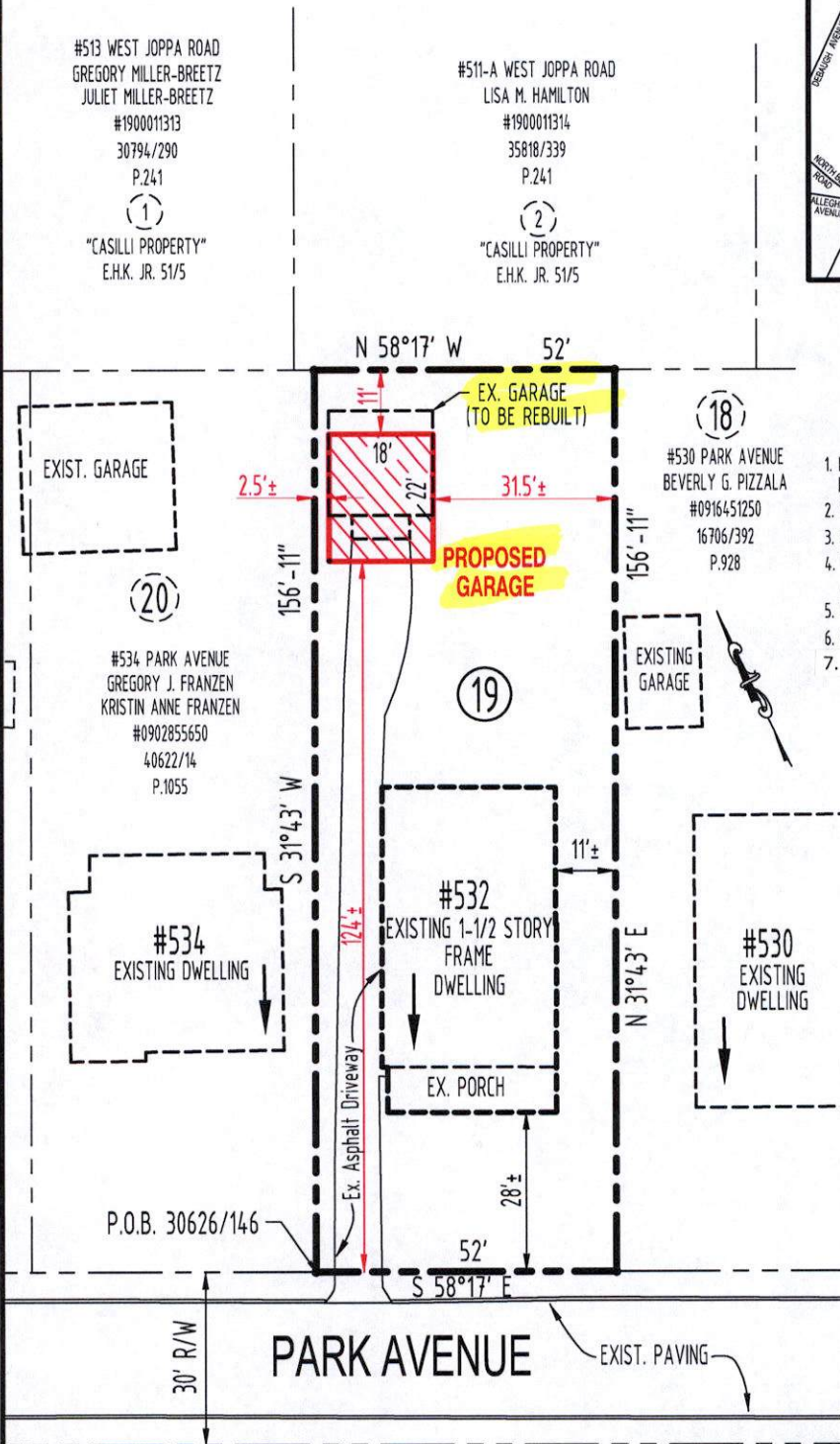
Closing Date: 01/13/2020

Miscellaneous Notes:

NOTE: DUE TO A BALTIMORE GAS & ELECTRIC SETBACK REQUIREMENT, THE EXISTING GARAGE HAD TO BE RELOCATED TO ACHIEVE A 5' SETBACK FROM AN EXISTING UTILITY POLE AT THE REAR OF THE PROPERTY.



VICINITY MAP SCALE: 1" = 500'



GENERAL NOTES

1. EXISTING USE: SINGLE FAMILY DWELLING AND GARAGE. PROPOSED USE: S.F.D. W/ REBUILT GARAGE
2. EX. ZONING: DR-5.5
3. PROPERTY NOT LOCATED WITHIN HISTORIC DISTRICT.
4. THERE ARE NO PRIOR ZONING CASES AND THERE ARE NO VIOLATIONS ON THE PROPERTY.
5. PROPERTY SERVICED BY PUBLIC SEWER AND WATER.
6. EX. LOT AREA: 8,112 S.F. / 0.186 AC± (SDAT)
7. 5th Council District

PLAN TO ACCOMPANY AN ADMINISTRATIVE VARIANCE

#532 PARK AVENUE

LOT 19 - PLAT No. 7

"LEE J. STEBBINS ADDITION TO TOWSON"

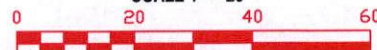
TAX ACCT. #0918721580 DEED: 30626/144

TAX MAP: 70 GRID: 7 PARCEL: 1054

9TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

SCALE 1" = 20'



OWNER

COLIN B. EXELBY
JENNIFER P. EXELBY
#532 PARK AVENUE
TOWSON, MD. 21204
PHONE: (410) 340-1097
TAX ACCT. #0918721580
TM: 70 GRID: 7 PARCEL: 1054
DEED REFERENCE: 30626/144

2019-0548-A

Pet. Exp. 1

DR 3.5

PAI # 090157
PAI # 090157

0908005760

Pt. Bk./Folio # 024065A

Lot # 1

Lot # 1

1900011313

Pt. Bk./Folio # 024065A

PAI # 090406
PAI # 090406

PAI # 090406

PAI # 090406

1986-0360-A 00011314

Pt. Bk. 0000051, Folio 0005

Lot # 2

0912204220

0916450090

0919715061

536

5 CD

NE 10-A

0902855650

Lot # 20

534

Lot # 19

0918721580

CZMP DEVELOPMENT HOLD (ISSUE # 5-068)

Pt. Bk. 0000007, Folio 0035

0916451250

Lot # 18

530

0904203940

Lot # 17

528

0913210400

Lot # 16

526

524

0906100120

Lot # 1

0923352231

Lot # 27

533

0920550355

0911000130

Lot # 25

0912204590

Lot # 24

529

0919610360

Lot # 23

2008-0406-A

0919078560

Lot # 22

PAI # 098042

Pt. Bk. PAI # 0980423B

0906450120

2019-0548-A

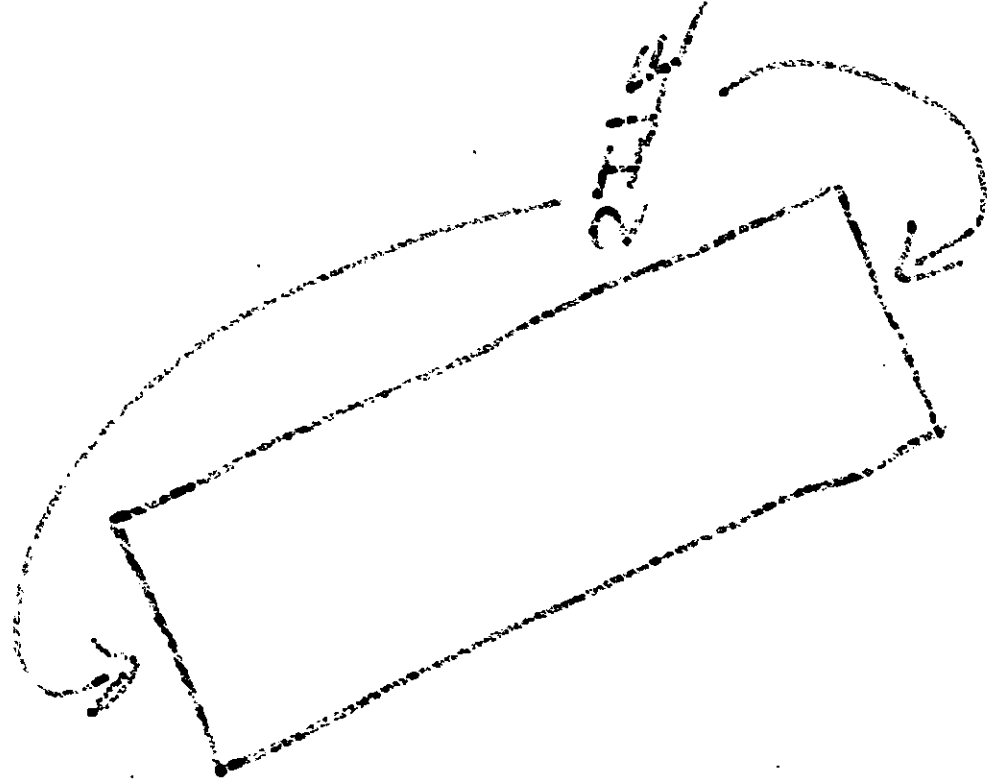
PARK AVE

SITE

Pt. Bk. 0000009, Folio 0032

Lot # 1

4-2823-1306





What Is My District?

[Where Do I Vote?](#)[What Is My District?](#)[Who Is My Representative?](#)[Search with Another Street Address](#)**Search Address:**

532 PARK AVE 21204

Your Districts:

County Councilmanic District: 5

Legislative District: 42A - Maryland State Senate and House of Delegates

Congressional District: 3 - US House of Representatives

Election District: 9

Election Precinct: 5

[Print](#)[Done](#)

Need help? Call 410-887-5700.

400 Washington Avenue • Historic Courthouse • Towson, MD 21204



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#513 WEST JOPPA ROAD
GREGORY MILLER-BREETZ
JULIET MILLER-BREETZ

#1900011313
30794/290
P.241

(1)

"CASILLI PROPERTY"
E.H.K. JR. 51/5

#511-A WEST JOPPA ROAD
LISA M. HAMILTON

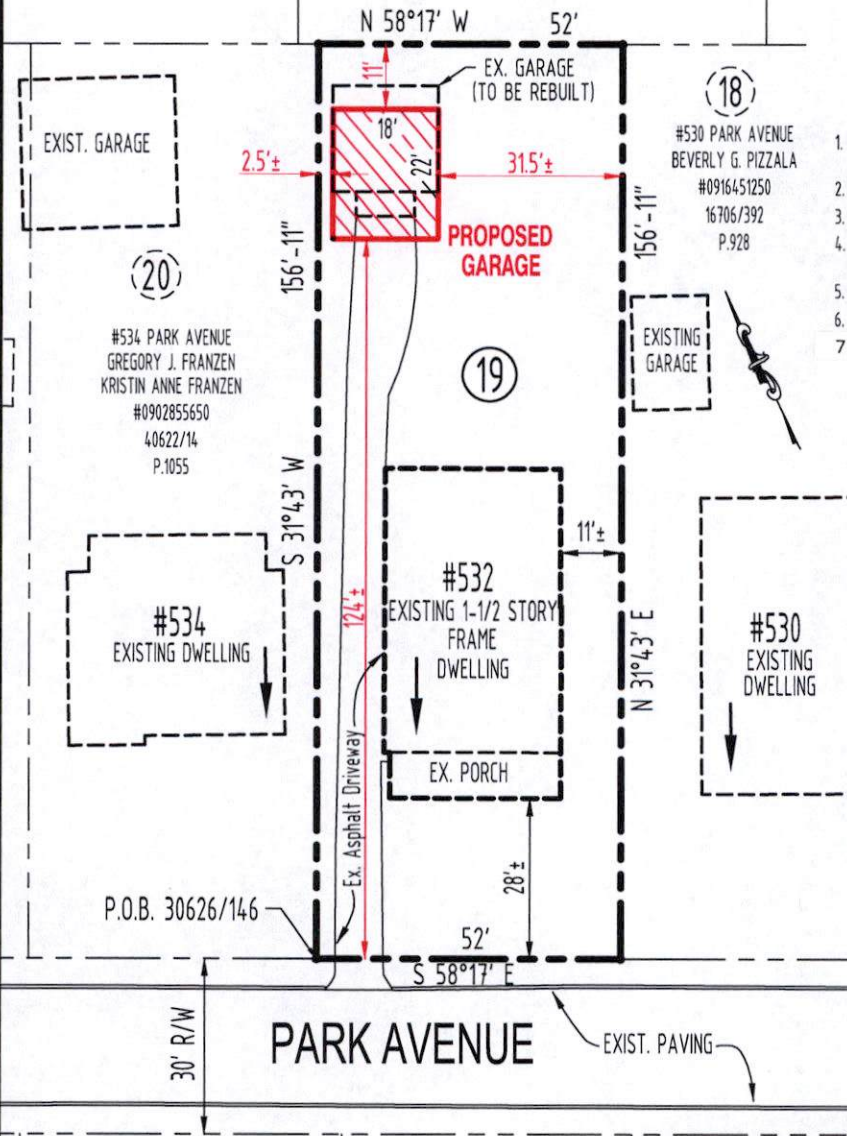
#1900011314
35818/339
P.241

(2)

"CASILLI PROPERTY"
E.H.K. JR. 51/5



VICINITY MAP SCALE: 1" = 500'



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LOT 19 - PLAT No. 7

"LEE J. STEBBINS ADDITION TO TOWSON"

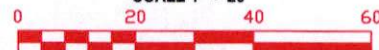
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OWNER
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TM: 70 GRID: 7 PARCEL: 1054
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2019-0548-A



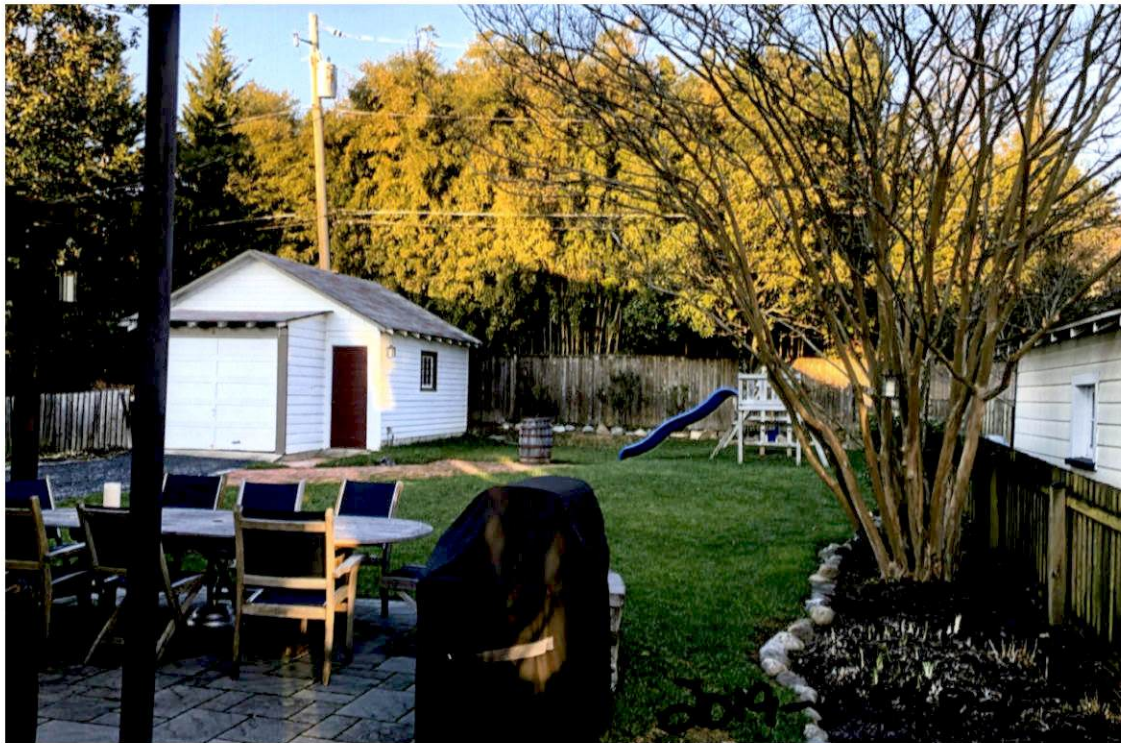
View from Park Ave. Street
E. side of property



Street view front of house.



Existing garage and backyard
from midpoint of driveway



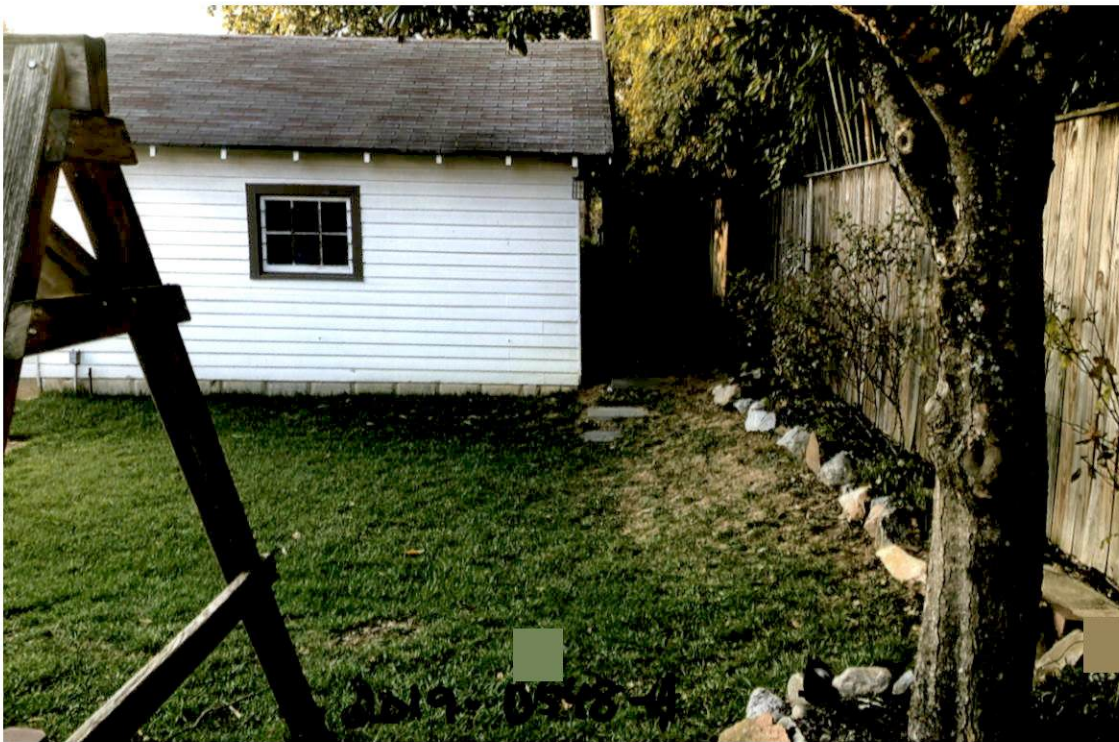
view from East side of
property



View from back edge of
property (centered)



Views from NE corner (back)
of property



2019-0518-4

View from east to west
of back of property

Jennifer Exelby 4438314264

Wed Dec 18, 2019 09:05 PM

Order#:18049801321575

Name	Qty	First	Last
4x6	7		