

M E M O R A N D U M

DATE: May 18, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0053-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on May 14, 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
(521 Park Avenue)
9th Election District
5th Council District
Michael F. & Carolina H. Cronin
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0053-A**

* * * * *

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, Michael F. and Carolina H. Cronin (“Petitioners”). The Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed addition with a side yard setback of 7 ft. in lieu of the required 10 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 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 March 1, 2020, 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 4-14-2020

By [Signature]

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 14th day of **April, 2020**, 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 permit a proposed addition with a side yard setback of 7 ft. in lieu of the required 10 ft., 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.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 4-14-2020

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 521 PARK AVENUE, TOWSON MD 21204 Currently zoned DR 5.5
Deed Reference _____ 10 Digit Tax Account # 09 23750670
Owner(s) Printed Name(s) MICHAEL F. CROWN, CAROLINA H. CROWN

(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. ☒ ADMINISTRATIVE VARIANCE from Section(s) _____

See Attached
TO COMPLETE A 1ST FLOOR BEDROOM & FULL BATH ADDITION WITH EXTENDED ADDITION TO THE KITCHEN WHICH WILL ALLOW US TO STAY IN THE HOME INDEFINITELY. ONCE THE ADDITION IS COMPLETE OUR MOTHER IN LAW
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. PLANS ON MOVING IN.

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):

MICHAEL F. CROWN, CAROLINA H. CROWN

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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 2020-0053-A

Filing Date 2/19/20

Estimated Posting Date 3/1/20

Reviewer gh

Rev 5/5/2016

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

Address: 521 PARK AVENUE TOWSON MD 21204
Print or Type Address of property City State Zip Code

[illegible]

Michael F. Cronin
Signature of Owner (Affiant)

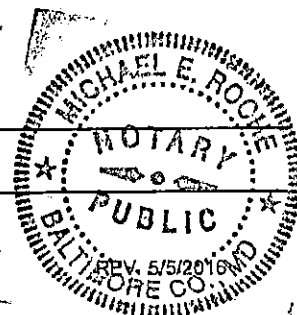
MICHAEL F. CRONIN
Name- Print or Type

ment is needed, label and attach it to this Form)

Signature of Owner (Affiant)

NAME- Print or Type

or satisfactorily identified to me as such Affiant.
 Notary Public
MICHAEL E. ROCHE
 My Commission Expires 7-11-22



2020-0053-A

Variance from: section 1B02.3.C.1: To permit a proposed addition side yard setback of 7 feet in lieu of the required 10 feet.

2020-0053-A

Beginning at a point on the northwest side of Park Avenue with a right of way width of 30 feet at a distance of 640 feet +/- southeast to the centerline of Woodbine with a right of way width of 30 feet.

0014369 724

WILL TO
Equity Title Co., Inc.
1404 E. Joppa Rd
Towson, MD 21286

10410

521 Park Avenue
Baltimore, Maryland 21204

[Space Above This Line For Recording Data]

REFINANCE

DEED OF TRUST

IN ACCORDANCE with the Real Property Section 3-104 (f), this is to certify that this instrument has been prepared by the undersigned, CHARLES H KRESSLEIN, JR., an Attorney duly admitted to practice law in the State of Maryland.

Charles H. Kresslein, Jr.

THIS DEED OF TRUST ("Security Instrument") is made on March 14, 2000

The grantor is

MICHAEL F. CRONIN & CAROLINA H. CRONIN

IMP FD SURE \$	5.00
RECORDING FEE	28.00
RECORDATION I	357.50
TOTAL	390.50
Rest BARG	Rcpt \$ 68140
SH IN	Blk # 2660
Mar 23, 2000	09:21 am

("Borrower"). The trustee is

JOHN D. SCHOTT

("Trustee"). The beneficiary is

HOMWOOD FEDERAL SAVINGS BANK

which is organized and existing under the laws of THE UNITED STATES OF AMERICA
address is 3228-30 Eastern Avenue, Baltimore, Maryland 21224

and whose

("Lender"). Borrower owes Lender the principal sum of

ONE HUNDRED FORTY THOUSAND - - - - - Dollars (U.S. \$ 140,000.00)

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 1, 2015
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Baltimore

County, Maryland:

BEING KNOWN AND DESIGNATED as Lot 9, as shown on a plat entitled, "Plat of Lee J. Stebbins Additions to Towson", which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No 7, Folio 35. The improvements thereon being known as 521 Park Avenue.

Being the same lot or parcel of ground which be deed of even date, ans recorded or intended to be recorded among the land records of Baltimore County prior hereto was granted and conveyed by Michael F. Cronin unto Michael F. Cronin and Carolina H. Cronin, his wife in fee simple.

which has the address of 521 Park Avenue, Baltimore County
Maryland 21204 [Zip Code] ("Property Address");

[Street, City],

MARYLAND-Single Family-FNMA/FHLMC UNIFORM
INSTRUMENT Form 3021 9/90
Amended 5/91

VMP -6R(MD) (9709)
Printed on Recycled Paper

VMP MORTGAGE FORMS - (800)521-7281

Page 1 of 6

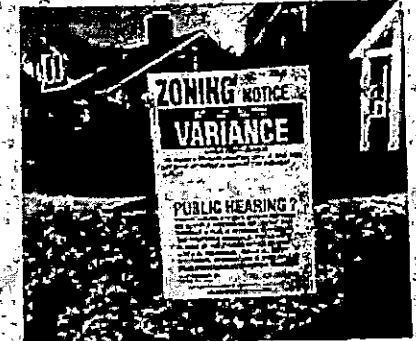


0014369 724, MSA CE62_14224, Date available 03/08/2005, Printed 02/19/2020.

CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Carolina Cronin

DATE OF HEARING/CLOSING
March 16, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

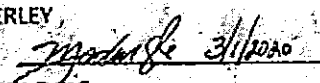
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

571 Park Avenue

Sign # 1

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINCERLEY,


MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

TE 629-8411

Kristen L Lewis

From: Marty Ogle <mert1114@aol.com>
Sent: Wednesday, March 18, 2020 3:40 PM
To: Kristen L Lewis
Subject: 1st set of certificates

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

521 Park Avenue

CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Carolina Cronin

DATE OF HEARING/CLOSING
March 16, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:
LADIES AND GENTLEMEN

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

521 Park Avenue

Sign # 2

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 3/1/2020

MARTY OGLE
9912 MAIDBROOK RD.
PARKVILLE MD 21234
443-629-8411



Kristen L Lewis

From: Marty Ogle <mert114@aol.com>
Sent: Wednesday, March 18, 2020 3:25 PM
To: Kristen L Lewis
Subject: 2nd set of certificates

CAUTION: This message from mert114@aol.com originated from a non Baltimore County Government or non BCP, email system.
Hover over any links before clicking and use caution opening attachments.

Park Ave.

CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Carolina Cronin

DATE OF HEARING/CLOSING
March 16, 2020

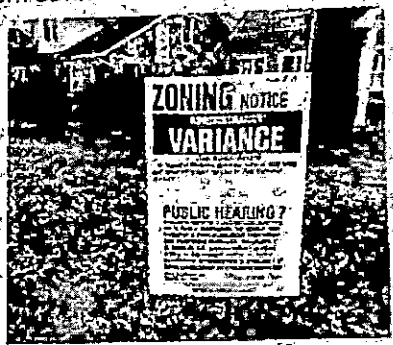
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

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
521 Park Avenue



Sign # 1

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINGERLEY

Marty Ogle 3/14/2020
MARTIN OGLE

9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Caroline Cronin

DATE OF HEARING/CLOSING
March 16, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

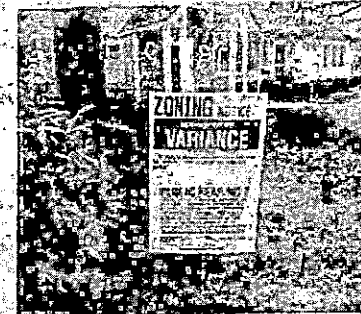
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

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LADIES AND GENTLEMEN:

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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

521 Park Avenue



Sign # 2

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINCERELY,


MARTIN OGLE

5912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0053 -A Address 521 Park Avenue 21204

Contact Person: GARY HOLT Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/19/20 Posting Date: 3/1/20 Closing Date: 3/16/20

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) 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.
- DEADLINE:** The closing date is the deadline for an 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.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 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 zoning or deputy zoning commissioner), 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 2020- 0053 -A Address: 521 Park Avenue 21204

Petitioner's Name: Michael & Carolina Cronin Telephone: 410-236-4455

Posting Date: 3/1/20 Closing Date: 3/16/20

Wording for Sign:

To permit a proposed addition with a side yard set back of
7 feet in lieu of required 10 feet.

**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: 2020 - 0053 A
Property Address: 521 PARK AVENUE TOWSON, MD 21204
Property Description: Lot 9, "STEBBINS"
Legal Owners (Petitioners): MICHAEL + CAROLINA CRONIN
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: CAROLINA CRONIN
Company/Firm (if applicable): _____
Address: 521 PARK AVENUE
TOWSON, MD 21204
Telephone Number: 410 - 236 - 4455

AV 3/16

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Saturday, March 14, 2020 7:06 PM
To: Administrative Hearings
Subject: 2020-0053-A

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Carolina Cronin

DATE OF HEARING/CLOSING
March 16, 2020

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMEN :

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
521 Park Avenue

Sign # 1

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINCERELY,

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE, MD 21234
443-629-3411



CERTIFICATE OF POSTING

CASE NO. 2020-0053-A
PETITIONER/DEVELOPER
Michael & Carolina Cronin

DATE OF HEARING/CLOSING
March 16, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGE-
MENT

COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

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THE PROPERTY LOCATED AT

521 Park Avenue

Sign # 2

THE SIGN(S) POSTED ON March 1, 2020
(MONTH, DAY, YEAR)

SINCERELY,

Martha Ogle

MARTHA OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-529-3411

(Ar) 3-16-2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0053-A
Address 521 Park Avenue
(Cronin Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

Reviewer: Steve Ford

MARYLAND
Driver's License

DL

Customer Identifier
C-655-108-307-589

Family name
CRONIN

Given names
CAROLINA HILL

Address
**521 PARK AVE
TOWSON MD 21204**

Date of birth
07/27/1970

Sex
F

Height
5-06"

Weight
125

Date of exp
07/27/202

Restrictions
0

Classifications
0

Endorsements
0

Date of issue
07/19/201

ORGAN DONOR

DL Class
CM Driver's License

LIC #: **C-655-603-261-792**

MICHAEL FRANCIS CRONIN

**521 PARK AVE
TOWSON BA MD 21204**

BIRTH DATE: **10-15-1948**

EXPIRES: **10-15-2020**

Sex: **M** HT: **6-01** Wt: **175**

Restr: Type: **R**

Issue Date: **10-14-2014**



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 17, 2020

Michael & Carolina Cronin,
PO Box 164
Riderwood MD 21139-0164

RE: Case Number: 2020-0053-A, 521 Park 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 February 19, 2020. 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

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: February 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0053-A
Address 521 Park Avenue
(Cronin Property)

Zoning Advisory Committee Meeting of **March 2, 2020.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Gregory Slater
Acting Secretary

Tim Smith, P.E.
Acting Administrator

Date: 2/26/20

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

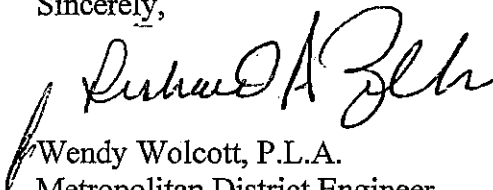
Dear Ms. Lewis:

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. 2020-0053-A

*Administrative Variance
Michael F. & Carolina Cronin
521 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

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 _____)	_____
2/28	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
2.28	PLANNING (if not received, date e-mail sent _____)	NC
2/24	STATE HIGHWAY ADMINISTRATION	NO obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 3/1/2020 by [signature]	
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 (w4)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0923750670		
Owner Information		
Owner Name:	CRONIN MICHAEL F CRONIN CAROLINA H	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	PO BOX 164 RIDERWOOD MD 21139-0164	Deed Reference: /14369/ 00720
Location & Structure Information		
Premises Address:	521 PARK AVE 0-0000	Legal Description: 521 PARK AVE STEBBINS PLAT
Map:	Grid:	Parcel:
0070	0007	0521
Neighborhood:	Subdivision:	Section:
9040051.04	0000	
Block:	Lot:	Assessment Year:
	9	2020
Plat No:		
Plat Ref:	0007/	0035
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1928	1,874 SF	
Property Land Area	County Use	
8,736 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage	Last Notice of Major Improvements	
1 Detached		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	122,100	122,100
Improvements	176,000	215,100
Total:	298,100	337,200
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		298,100
		311,133
Transfer Information		
Seller: CRONIN MICHAEL F	Date: 03/23/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14369/ 00720	Deed2:
Seller: RIDGELY JAMES F	Date: 06/12/1992	Price: \$174,500
Type: ARMS LENGTH IMPROVED	Deed1: /09221/ 00195	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		0.00 0.00
Homestead Application Information		
Homestead Application Status: Approved 06/07/2010		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0053-A

Reviewer: Gary Hucik

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Michael F. & Carolina Cronin

Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 521 PARK AVE

Location: Northwest side of Park Ave Southeast 640 feet to the center line of Woodbine Ave.

Existing Zoning: DR 5.5, DR 3.5

Area: 8736 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

Section 1B02.3.C.1 To permit a proposed addition with a side yard setback of 7 feet in lieu of the required 10 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/16/2020

Miscellaneous Notes:

Case Number: 2020-0054-A

Reviewer: Christina Frink

Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Thomas & Justine Radtke

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 4103 GLEN PARK RD

Location: SW side of Glen Park Road 180 feet S. of Dundawan Road.

Existing Zoning: DR 5.5

Area: 9,064 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B02.3.C.1 To approve an addition on the left side with a front setback of 24 feet in lieu of the required 25 feet and a rear setback of 11 feet in lieu of the required 30 feet.

Attorney: Not Available

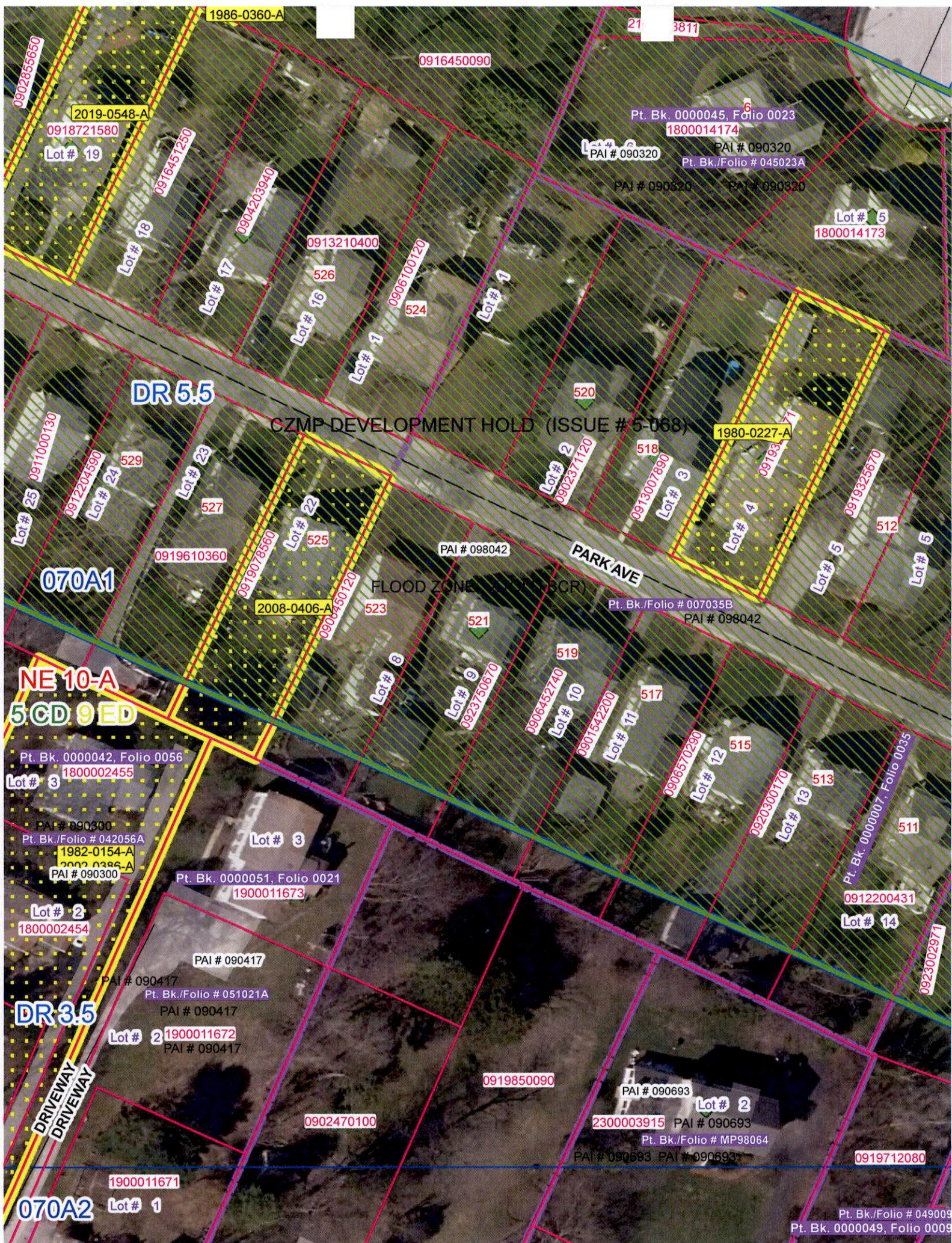
Prior Zoning Cases: None

Concurrent Cases: None

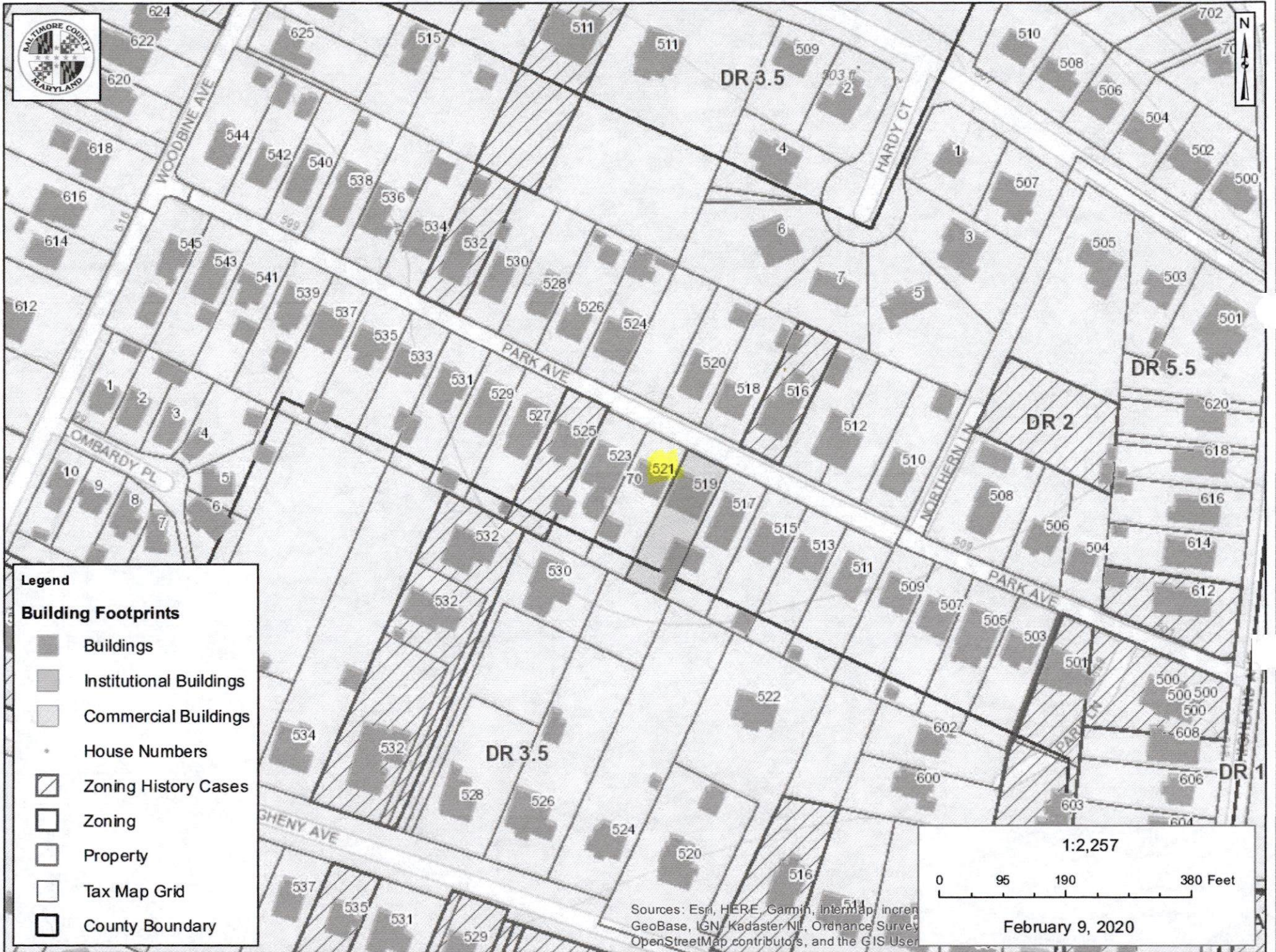
Violation Cases: None

Closing Date: 03/16/2020

Miscellaneous Notes:



Baltimore County - My Neighborhood





Map data ©2020 50 ft

SUBJECT



Home
Set location



Work
Set location



Light traffic in this area
Typical conditions



Towson

55°



Restaurants



Hotels



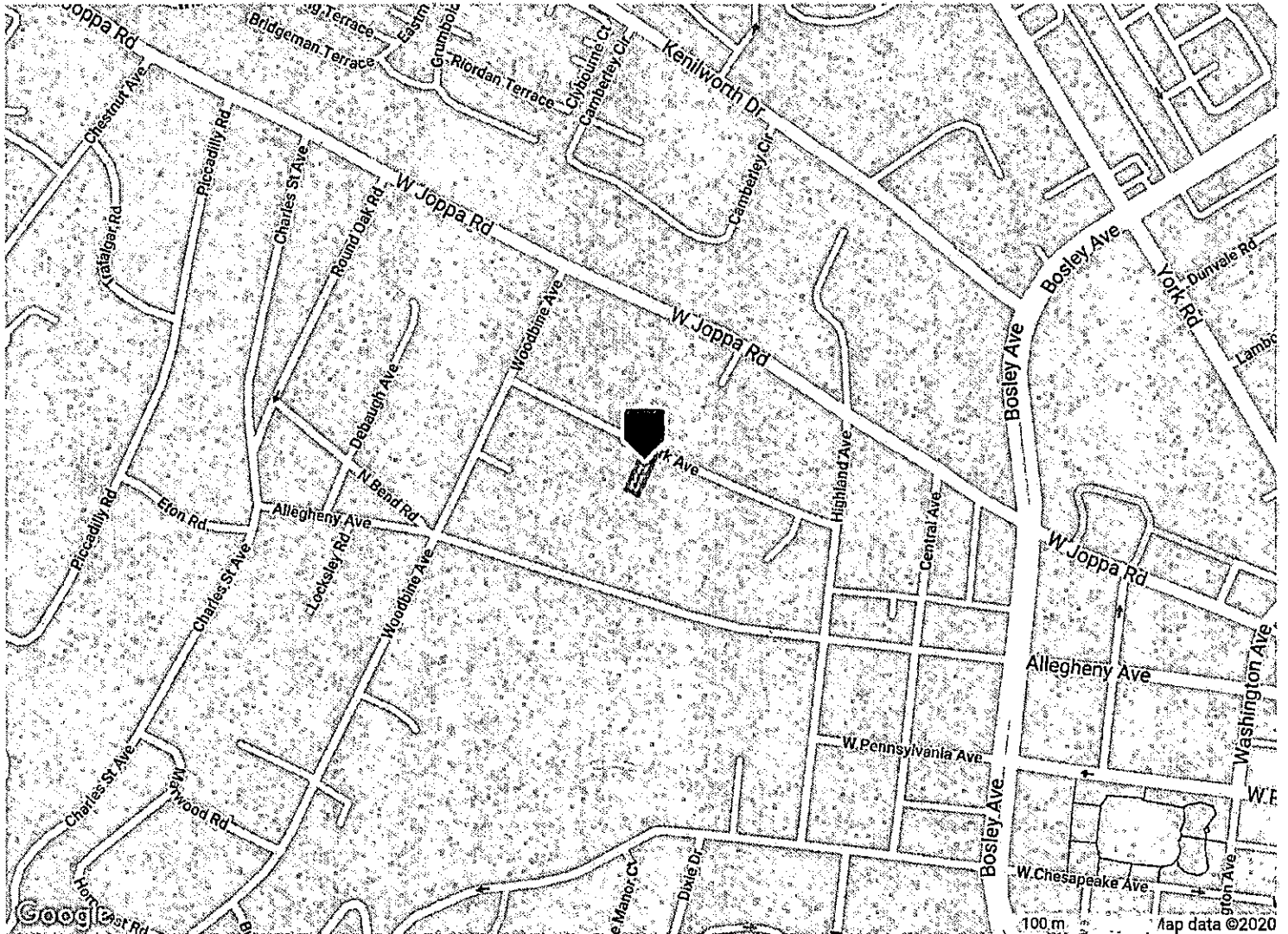
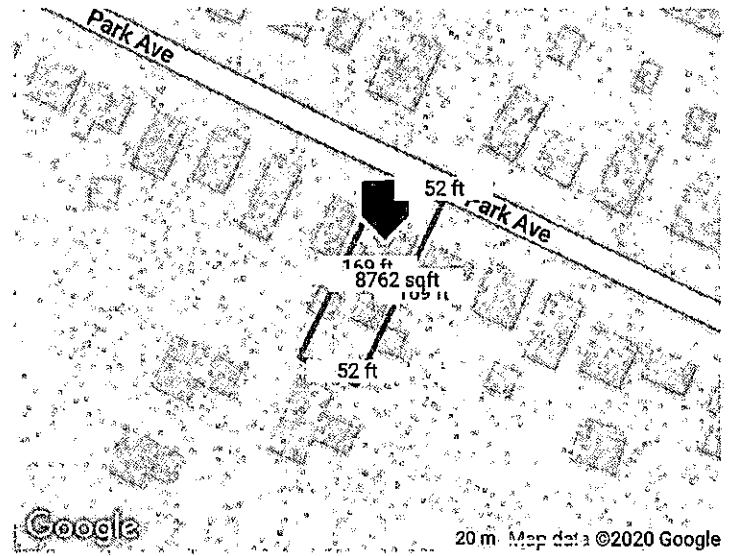
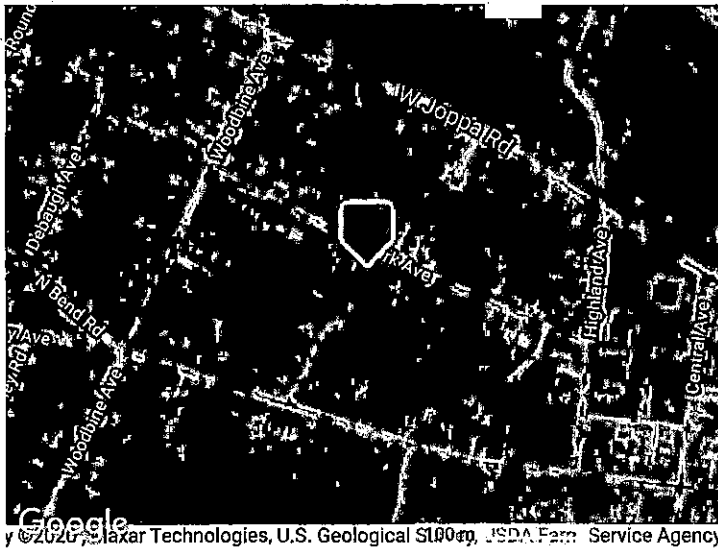
Bars



Coffee

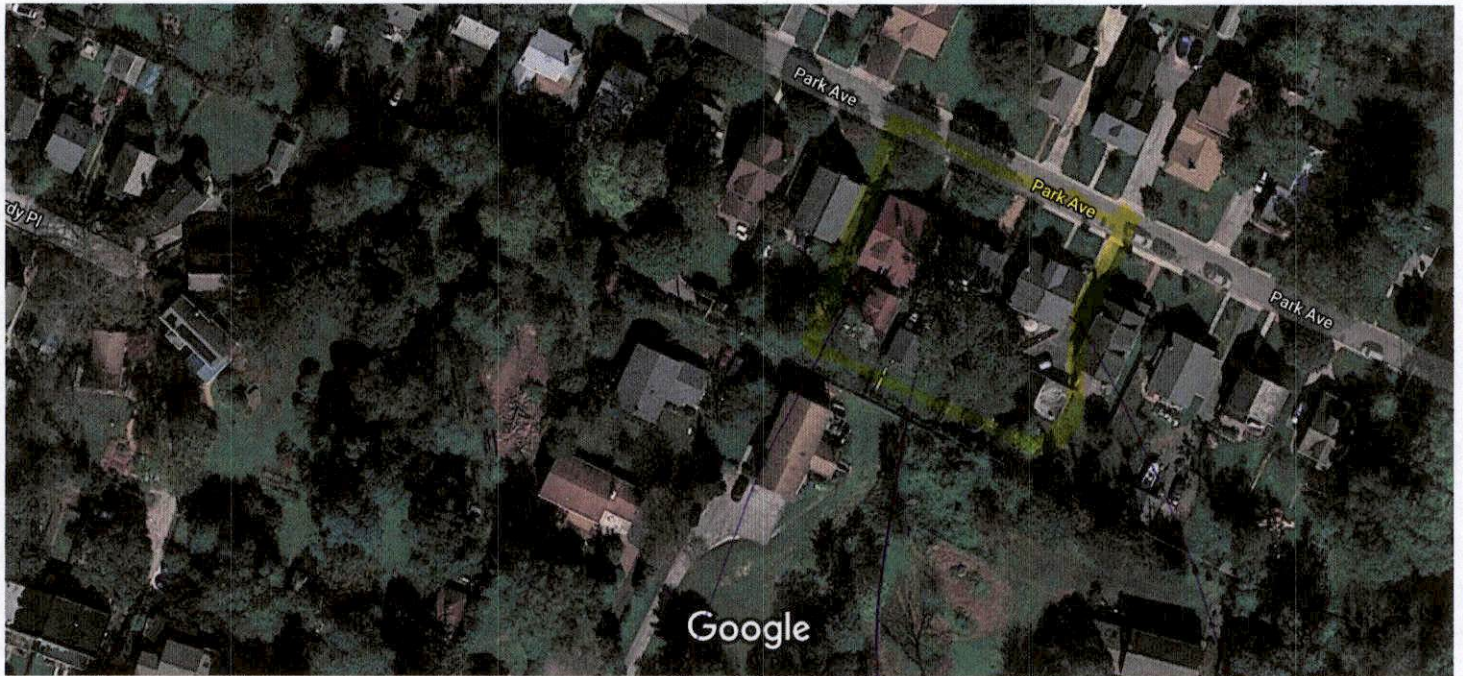


More



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain Incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.



Imagery ©2020 Maxar Technologies, Map data ©2020 50 ft

523 Park Ave

521 Park Ave

519 Park



Home
Set location



Work
Set location



Light traffic in this area
Typical conditions



Towson

55° 



Restaurants



Hotels



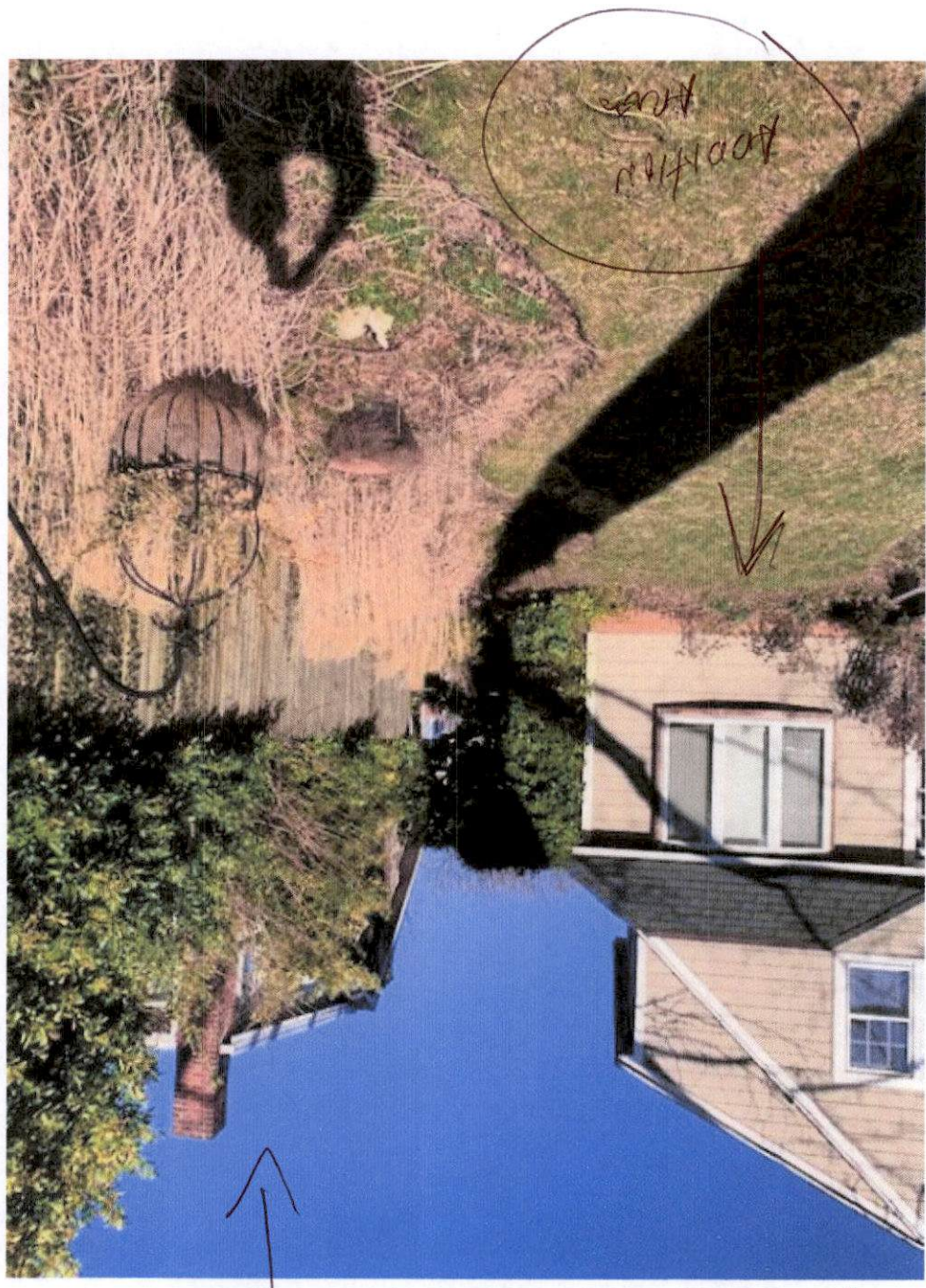
Bars



Coffee

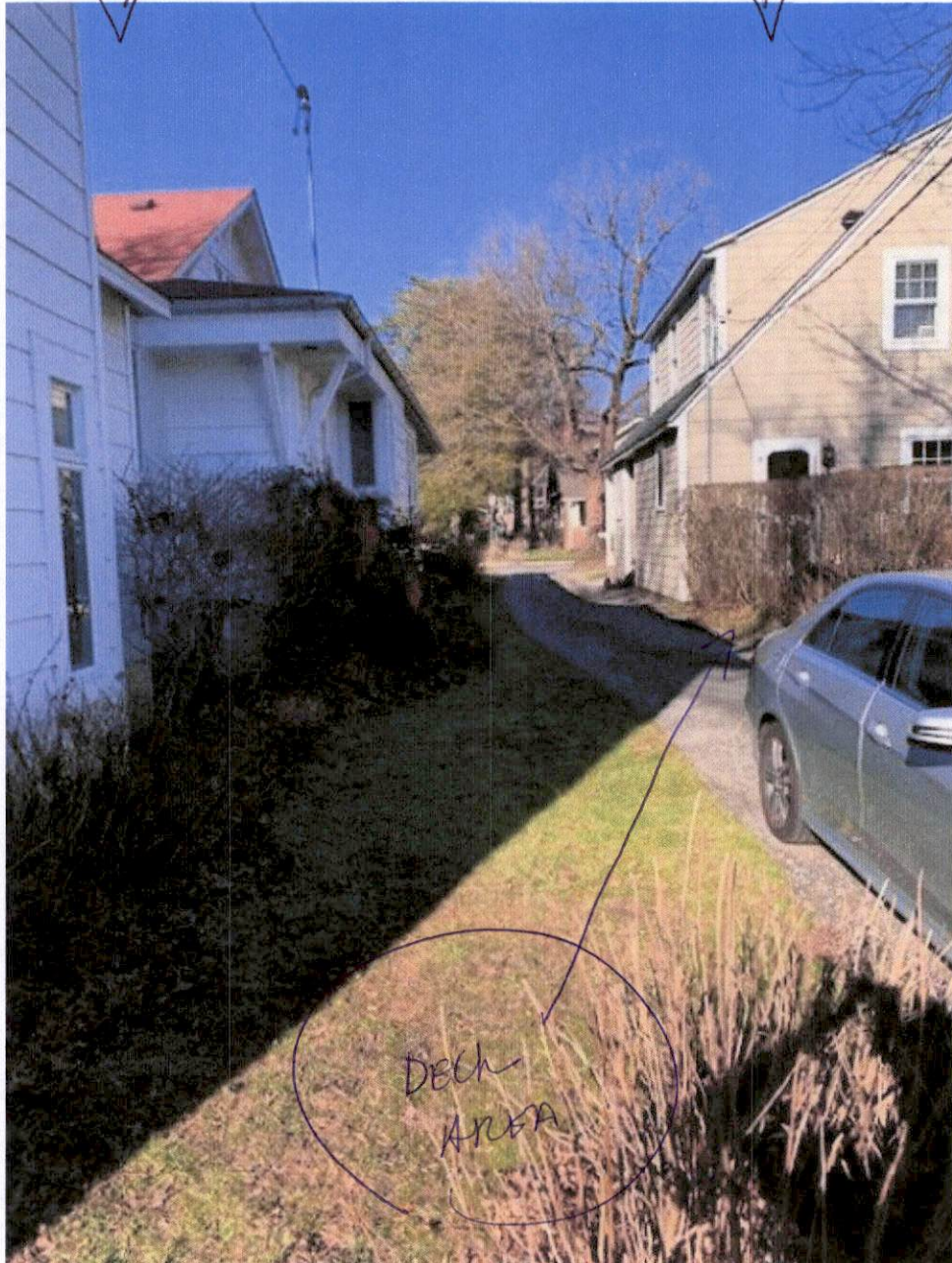


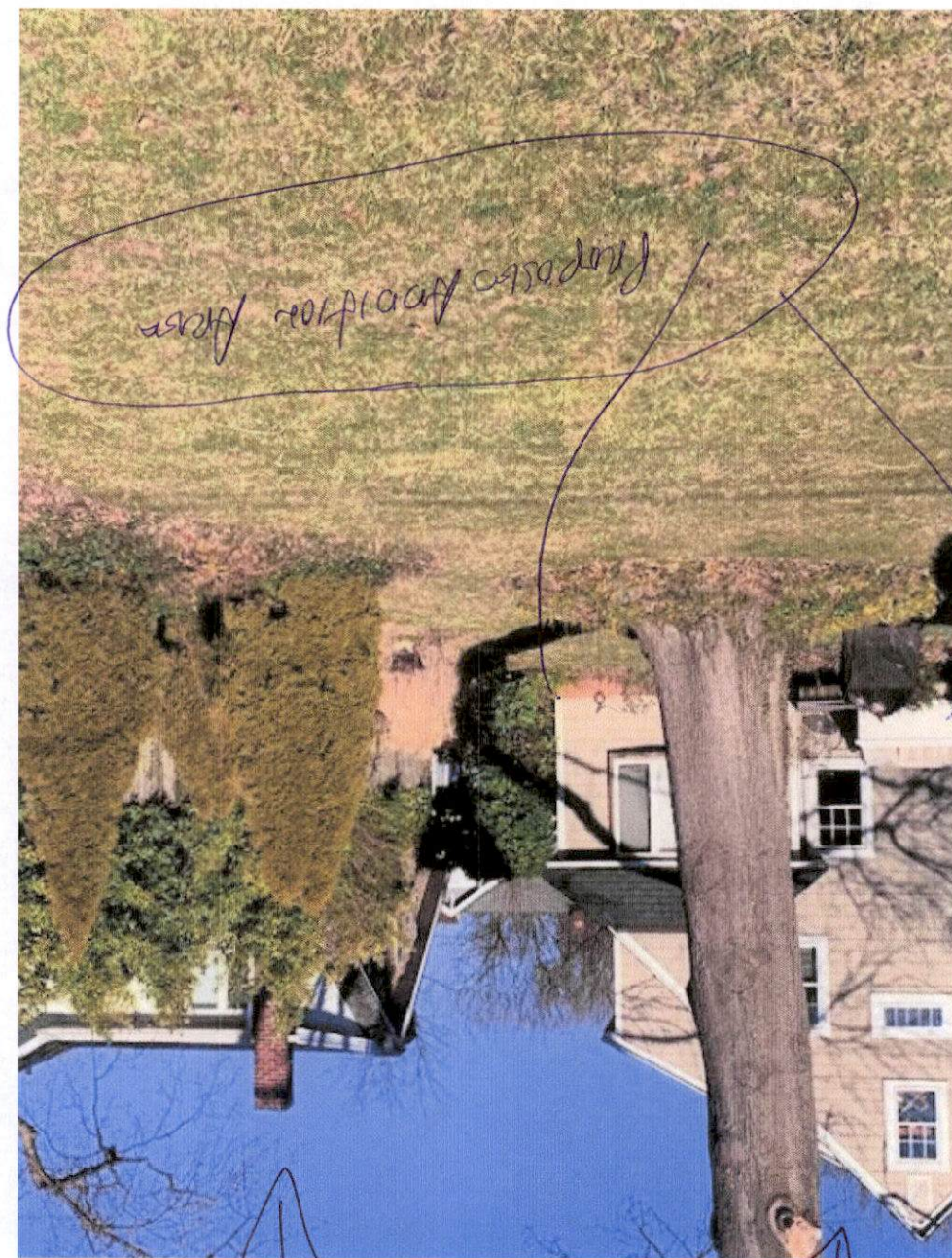
More



HISLON
523 PARK

GRONIN
521 PARK





Proposed Addition Area

McLennan
St Park

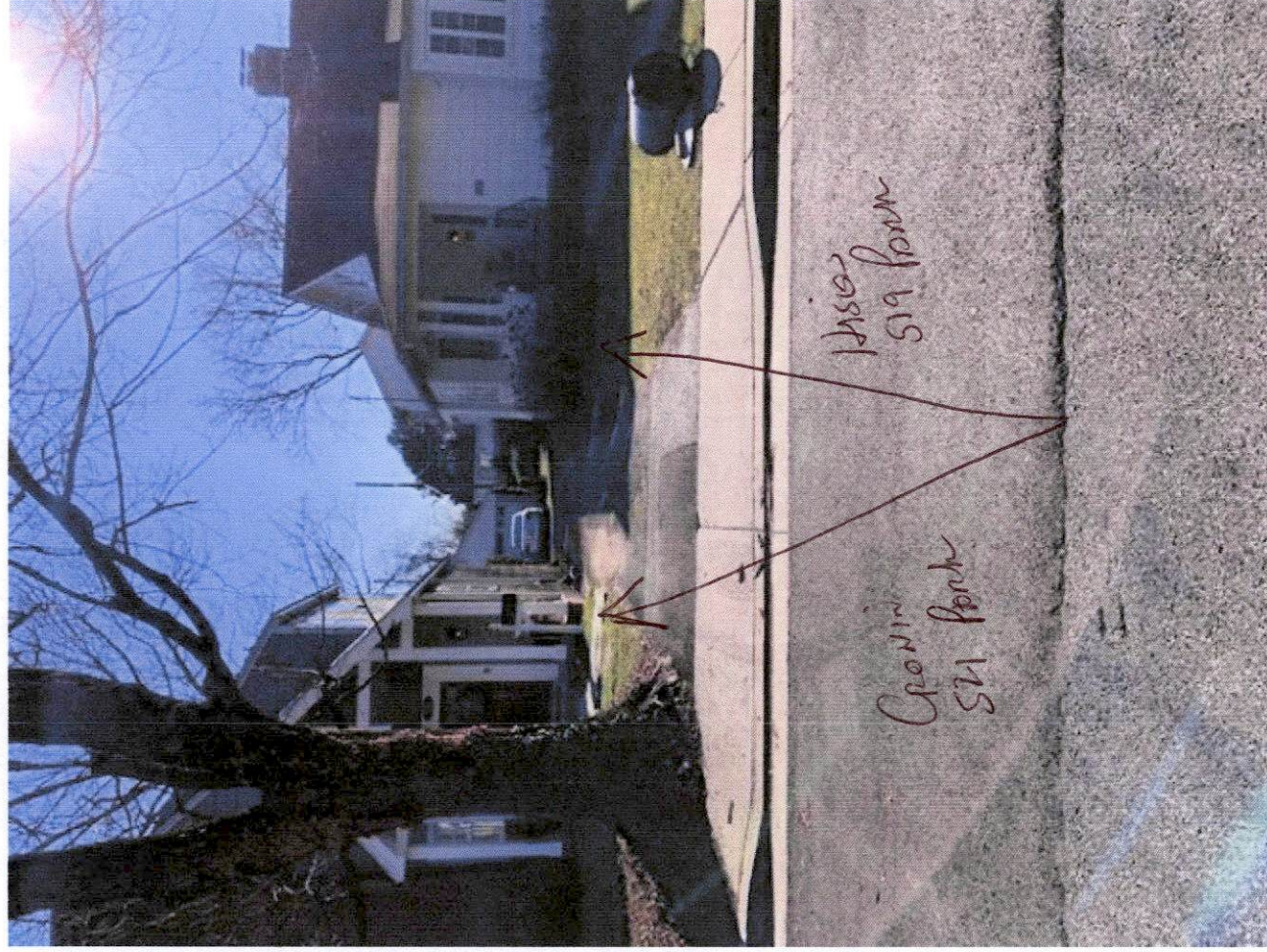
Coonan
St Park

McLoughy
519 Park

Crownin
521 Park

REAR
ADDITION PRIMER

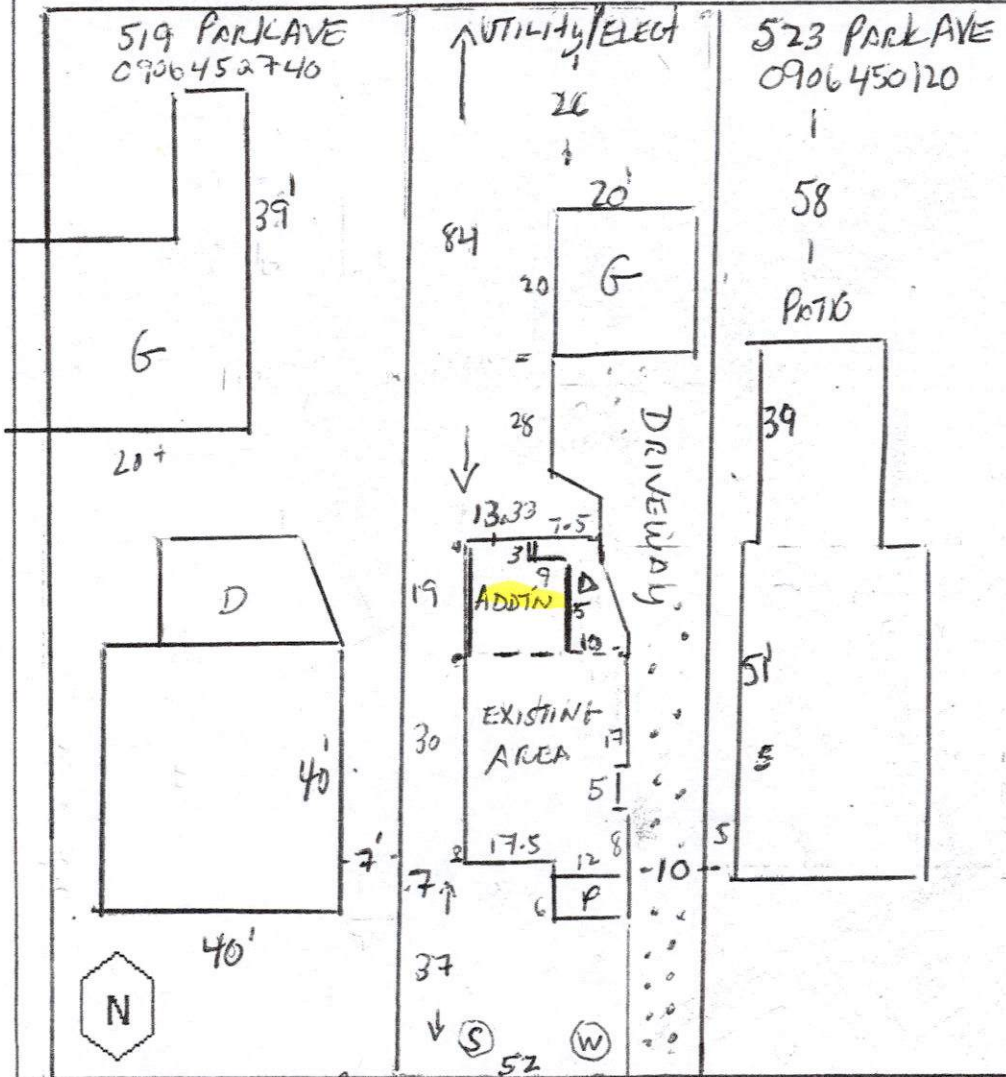






↓
ADD AREA

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 521 PARK AVENUE OWNER(S) NAME(S) CRONIN, MICHAEL + CAROLINA
SUBDIVISION NAME STEBBINS LOT # 9 BLOCK # N/A SECTION # N/A
PLAT BOOK # 14369 FOLIO # 720 10 DIGIT TAX # 0923750670 DEED REF. # 9221-1195-197



PLAN DRAWN BY CAROLINA CRONIN DATE 2/18/20 SCALE: 1 INCH = 30 FEET

McLANEY
LOT 11

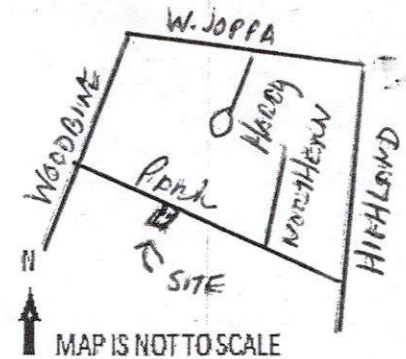
CRONIN
LOT 9

HISER
LOT 8

Pet Ex 1

20-0053-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 0070

SITE ZONED DR 5.5 / DR 3.5

ELECTION DISTRICT 9

COUNCIL DISTRICT 5

LOT AREA ACREAGE 0.201

OR SQUARE FEET 8736

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

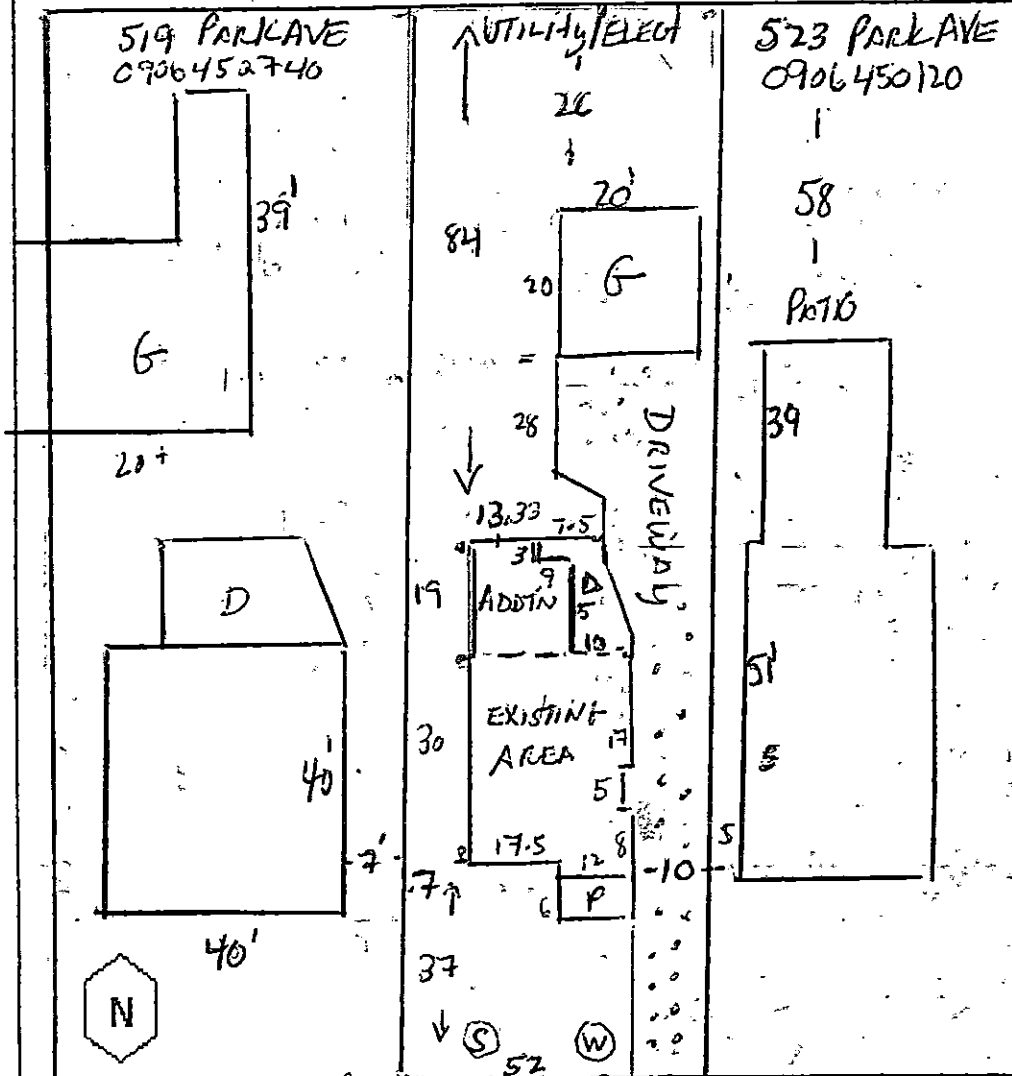
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 521 PARK AVENUE OWNER(S) NAME(S) CRONIN, MICHAEL + CAROLINA
 SUBDIVISION NAME STEBBINS LOT # 9 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 14369 FOLIO # 720 10 DIGIT TAX # 0923750670 DEED REF. # 9221 1195-197



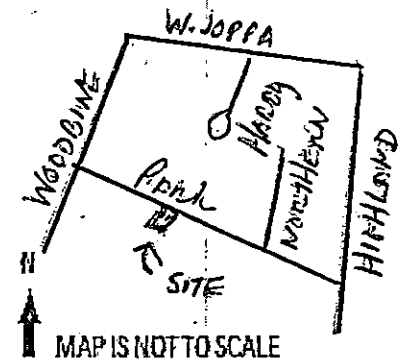
PLAN DRAWN BY CAROLINA CRONIN DATE 2/18/20 SCALE: 1 INCH = 30 FEET

MCLANEY
LOT 11

CRONIN
LOT 9

HISER
LOT 8

SITE VICINITY MAP



MAP IS NOT TO SCALE
 ZONING MAP# 0070
 SITE ZONED DR 5.5 / DR 3.5
 ELECTION DISTRICT 9
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE 0.201
 OR SQUARE FEET 8736
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO: