



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

April 10, 2024

Steven and Jill Crawford – jillbc@comcast.net
1310 Musgrove Road
Timonium, MD 21093

RE: Petition for Administrative Variance
Case No. 2024-0073-A
Property: 1310 Musgrove Road

Dear Mr. and Mrs. Crawford:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in dark ink that reads "Maureen E. Murphy". The signature is written in a cursive, flowing style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

c: David Billingsley – dwb0209@yahoo.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1310 Musgrove Road)		
8 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Steven & Jill Crawford	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0073-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, Steven and Jill Crawford, (“Petitioners”) for the property located at 1310 Musgrove Road, Timonium (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.2.b, to permit a one-story addition to an existing dwelling with a side yard setback of 34 ft and rear yard setback of 38 ft. in lieu of the required 50 ft. and 50 ft. The Property is more fully depicted on the site plan (the “Site Plan”) which was marked and accepted into evidence as Petitioners’ Exhibit 1. Street view photographs of the Property were provided. (Pet. Exs. 2A-2H). A Zoning Advisory Committee (“ZAC”) comment was received from Development Plans Review (“DPR”) which agency did not oppose the requested relief. In addition, a ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated March 26, 2024, indicating that if the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

“Ground Water Management (GWM) approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-Site Disposal System (OSDS) inspection report, and also include submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on March 24, 2024 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 affidavit 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 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.

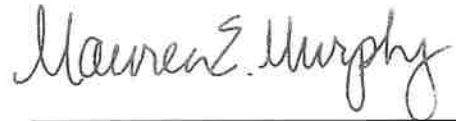
THEREFORE, IT IS ORDERED, this 10th day of **April, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1A04.3.B.2.b, to permit a one-story addition to an existing dwelling with a side yard setback of 34 ft and rear yard setback of 38 ft in lieu of the required 50 ft. and 50 ft., and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.

2. Petitioners must comply with the DEPS ZAC comment, dated March 26, 2024; a copy of which is attached hereto and made a part hereof.

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

A handwritten signature in cursive script that reads "Maureen E. Murphy". The signature is written in dark ink and is positioned above a horizontal line.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw

Ar

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0073-A
Address: 1310 MUSGROVE RD
Legal Owner: Steven & Jill Crawford

Zoning Advisory Committee Meeting of March 26, 2024.

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

If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

1. Ground Water Management (GWM) approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-Site Disposal System (OSDS) inspection report, and may also include submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Reviewer: Mia Lowery, L.E.H.S.



ADMINISTRATIVE ZONING PETITION
FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1310 MUSGROVE ROAD Currently Zoned RC5
Deed Reference 13988 / 111 10 Digit Tax Account # 2000014693
Owner(s) Printed Name(s) STEVEN F. & JILL B. CRAWFORD

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

SEE ATTACHED

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 zoning regulations of Baltimore County, to the zoning 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):

STEVEN F. CRAWFORD JILL B. CRAWFORD
Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
Signature #1 Signature #2
1310 MUSGROVE ROAD TIMONIUM MD.
Mailing Address City State
21093 / (443) 604-5988 jillbc@comcast.net
Zip Code Telephone #'s (Cell and Home) 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:

DAVID BILLINGSLEY
Name - Type or Print
[Signature]
Signature
601 CHERRYWOOD CT. EDGEWOOD MD
Mailing Address City State
21040 (410) 679-8712 dwb0709@
Zip Code Telephone # Email Address
yahoo.com

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 2024-0073-A Filing Date 3/14/2024 Estimated Posting Date 3/24/24 Reviewer [Signature]
Closing 4/8/24 Revised 8/2022

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1310 MUSGROVE ROAD TIMONIU MD. 21093
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED

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

Signature of Owner (Affiant)

STEVEN F. CRAWFORD

Name - Print or Type

Signature of Owner (Affiant)

JILL B. CRAWFORD

Name - Print or Type

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

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of Sept, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Steven F. Crawford Jill B. Crawford

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

10/6/2024



**SECTION 1A04.3.B.2.b (BCZR) TO PERMIT A ONE STORY ADDITION TO AN
EXISTING DWELLING WITH A SIDE YARD SETBACK OF 34 FEET AND A REAR YARD
SETBACK OF 38 FEET IN LIEU OF THE REQUIRED 50 FEET AND 50 FEET.**

2024-0073-A

**JUSTIFICATION FOR VARIANCE
1310 MUSGROVE ROAD**

On August 31, 2018, we were granted an Administrative Variance (Case No. 2019-0007-A) to construct a one story addition on the side of the existing dwelling with a side yard setback of 14 feet in lieu of the required 50 feet. At that time, our intention was to construct a new garage and convert the existing garage into additional living space, possibly an accessory apartment for the in-laws. We never moved forward with the proposal.

We would now like to construct a one story addition on the same side and the rear of the existing dwelling to accommodate a kitchen expansion, pantry, keeping room addition and a screened porch. We have retained a well known architect to study the size and location of the addition to best serve our needs and remain architecturally compatible with our the existing dwelling while not infringing on our neighbors privacy and views. Obviously, the odd shape of our lot and the location of the existing dwelling limits the area in which the addition can be constructed.

No additional living quarters or commercial uses are proposed.

ZONING DESCRIPTION
1310 MUSGROVE ROAD

Beginning for the same at a point on the center of Musgrove Road (20 feet wide) distant 380 feet southerly from its intersection with the center of Broadway Road, thence being all of Lot 5 as shown on the plat entitled Plat 3, The Clearings, recorded among the Baltimore County plat records in Plat Book 56 Folio 137.
Containing 2.050 acres of land, more or less.

Being known as 1310 Musgrove Road. Located in the 8TH election district, 2ND councilmanic district of Baltimore County, Maryland.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
 ADDRESS 1310 MUSGROVE ROAD OWNER(S) NAME(S) STEVEN F. & JILL B. CRAWFORD

SUBDIVISION NAME PLAT 3 THE CLEARINGS LOT # 5 BLOCK # - SECTION # -
 PLAT BOOK # 56 FOLIO # 137 10 DIGIT TAX # 2000014693 DEED REF. # 13988 / 111

BEARINGS AND DISTANCES

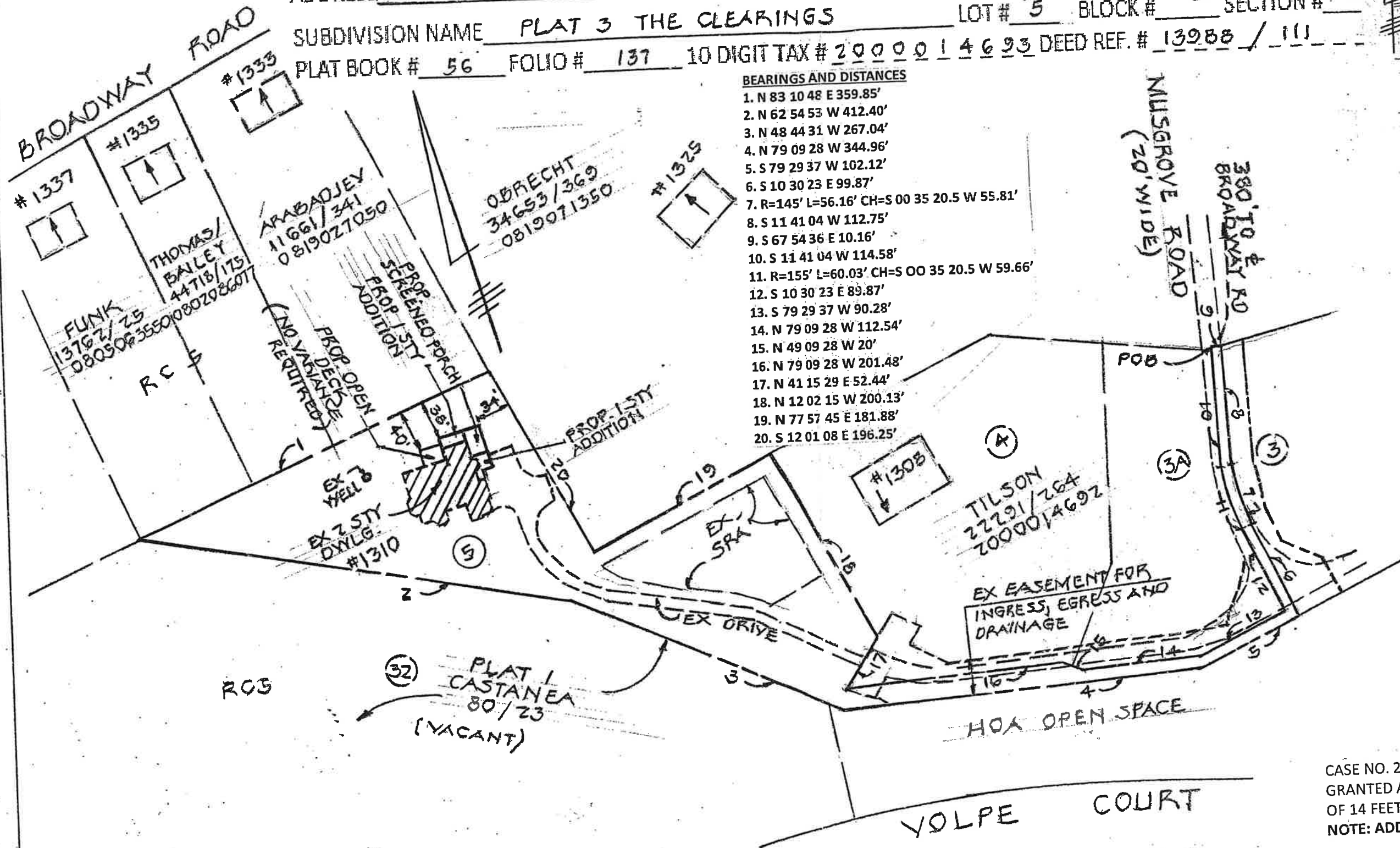
1. N 83 10 48 E 359.85'
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16. N 79 09 28 W 201.48'
17. N 41 15 29 E 52.44'
18. N 12 02 15 W 200.13'
19. N 77 57 45 E 181.88'
20. S 12 01 08 E 196.25'



VICINITY MAP
 SCALE 1" = 2000'

ZONING MAP# 059C1
 SITE ZONED RC5
 ELECTION DISTRICT 8
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 2.050AC
 OR SQUARE FEET _____
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE X
 SEWER IS:
 PUBLIC _____ PRIVATE X
 PRIOR HEARING? Y
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

CASE NO. 2019-0007-A ORDER DATED AUGUST 1, 2018
 GRANTED A SIDE YARD ADDITION WITH A SIDE YARD
 OF 14 FEET IN LIEU OF THE REQUIRED SETBACK OF 50 FEET
 NOTE: ADDITION NEVER CONSTRUCTED



CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

PLAN DRAWN BY DWB

DATE 1/30/24 SCALE: 1 INCH = 100 FEET

2624-0073-A



ADMINISTRATIVE ZONING PETITION
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Name - Type or Print
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Representative to be Contacted:

DAVID BILLINGSLEY
Name - Type or Print
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Signature
601 CHARMWOOD CT. EDGEWOOD MD
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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.

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Case Number 2024-0073-A Filing Date 3/14/2024 Estimated Posting Date 3/24/24 Reviewer [Signature]
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AS WITNESS my hand and Notaries Seal

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**SECTION 1A04.3.B.2.b (BCZR) TO PERMIT A ONE STORY ADDITION TO AN
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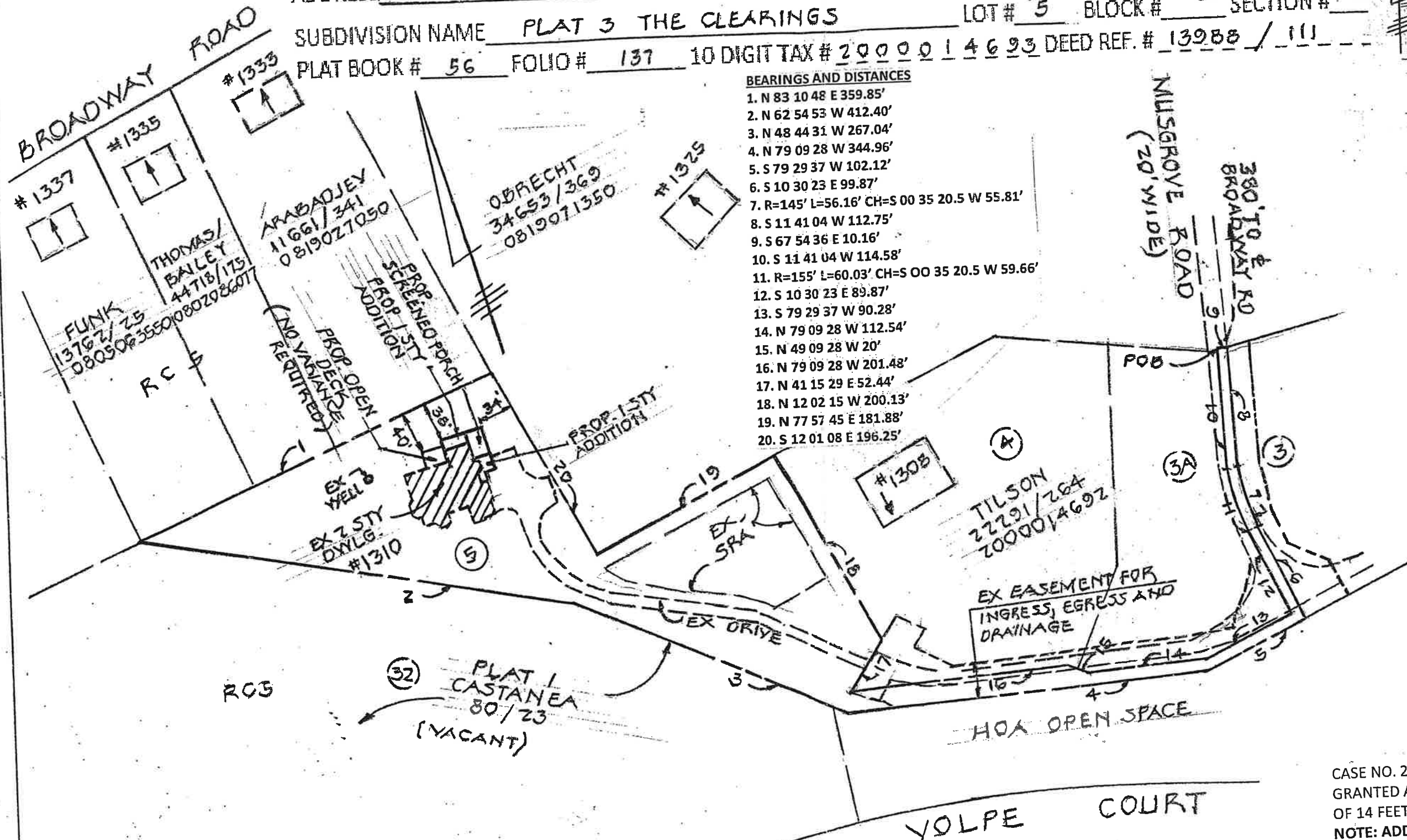
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VICINITY MAP
 SCALE 1" = 2000'

ZONING MAP# 059C1
 SITE ZONED RC5
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 LOT AREA ACREAGE 2.050AC
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 HISTORIC? NO
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 UTILITIES? MARK WITH X
 WATER IS:
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 PRIOR HEARING? Y
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

CASE NO. 2019-0007-A ORDER DATED AUGUST 1, 2018
 GRANTED A SIDE YARD ADDITION WITH A SIDE YARD
 OF 14 FEET IN LIEU OF THE REQUIRED SETBACK OF 50 FEET
 NOTE: ADDITION NEVER CONSTRUCTED



CENTRAL DRAFTING & DESIGN
 601 CHARWOOD COURT
 EDGEWOOD, MD 21040
 (410) 679-8719

PLAN DRAWN BY DWB

DATE 1/30/24 SCALE: 1 INCH = 100 FEET

2624-0073-A

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

No. 229555

Date: 3/14/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	866	0000		650					\$ 75.00

Total: \$ 75.00

Rec From: Central Drafting + Design
For: Administrative Zoning Variance
Zoning Case 2024 - 00173-24
1310 Musgrove Road

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

MAH

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: 2024-6073-A
Property Address: 1310 MUSGROVE ROAD
Legal Owners (Petitioners): STEVEN F. & JILL B. CRAYFORD
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): DAVID BILLINGSLEY
Address: CENTRAL DRAFTING
AND DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
Telephone Number: (410) 679-8719

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024 - 0073 -A Address 1310 Musgrove Road

Contact Person: Mitch Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/14/2024 Posting Date: 3/24/2024 Closing Date: 4/8/2024

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.

Petitioner: This Part of the Form is for the Sign Poster Only. (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2024 - 0073 -A Address 1310 Musgrove Road

Petitioner's Name: Steven & Jill Crawford Telephone (Cell): 443-604-5988

Posting Date: 3/24/2024 Closing Date: 4/8/2024

Wording for Sign: To Permit a side yard setback of 34 feet in lieu
of 50 feet and a rear yard setback of 38 feet in lieu
of 50 feet and an amendment to the last approved
Final Development Plan of The Clearings for a
one-story addition.

Revised 1/2022

CERTIFICATE OF POSTING

Date: MARCH 24, 2024

RE: Project Name: 1310 MUSGROVE ROAD
Case Number /PAI Number: CASE NO. 2024-0073-A
Petitioner/Developer: CRAWFORD
Date of Hearing/Closing: APRIL 8, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1310 MUSGROVE ROAD

The sign(s) were posted on MARCH 24, 2024
(Month, Day, Year)


(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

ZONING NOTICE
ADMINISTRATIVE VARIANCE
1310 MUSGROVE ROAD
CASE NO. 2024-0073-A
OWNERS: STEVEN & JILL CRAWFORD
REQUEST: TO PERMIT A SIDE YARD SETBACK OF
34 FT IN LIEU OF 50 FT AND A REAR YARD
SETBACK OF 38 FT IN LIEU OF 50 FT AND AN
AMENDMENT TO THE LAST APPROVED FINAL
DEVELOPMENT PLAN OF THE CLEARINGS FOR A
ONE - STORY ADDITION

Pursuant to Section 26-127(b)(1), Baltimore County Code, an eligible individual or group may request a public hearing concerning the proposed variance, provided the request is received in the Zoning Review Office before 5 P.M. on APRIL 8, 2024.

Additional information is available at the Department of Permits, Approvals and Inspections, Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER THE ABOVE DATE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 20, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0073-A

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 26, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0073-A
Address: 1310 MUSGROVE RD
Legal Owner: Steven & Jill Crawford

Zoning Advisory Committee Meeting of March 26, 2024.

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

If the zoning variance is granted, Ground Water Management requests that it be conditioned to include the following:

1. Ground Water Management (GWM) approval must be obtained prior to approval of the building permit. Requirements for approval will include submission of a site plan that meets GWM site plan requirements, and an On-Site Disposal System (OSDS) inspection report, and may also include submission of percolation test application and/or conducting additional percolation testing and potentially installing a new septic system or upgrading the existing septic system.

Reviewer: Mia Lowery, L.E.H.S.

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District - 08 Account Number - 2000014693

Owner Information

Owner Name:

CRAWFORD STEVEN F
CRAWFORD JILL B

Mailing Address:

1310 MUSGROVE RD
TIMONIUM MD 21093-1635

Use:

RESIDENTIAL
Principal Residence: YES

Deed Reference:

/13988/ 00111

Location & Structure Information

Premises Address:

1310 MUSGROVE RD
TIMONIUM 21093-1635

Legal Description:

2.050 AC
1310 MUSGROVE RD
THE CLEARINGS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 3

0059 0006 0485 8090183.04 0000 5 2023 Plat Ref: 0056/ 0137

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use

1999 4,768 SF 2278 SF 2.0500 AC 04

StoriesBasementType ExteriorQualityFull/Half BathGarage Last Notice of Major Improvements

2 YES STANDARD UNITFRAME/7 4 full/ 1 half 1 Attached

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2023

07/01/2023

07/01/2024

Land:

276,200

276,200

Improvements

793,700

1,005,300

Total:

1,069,900

1,281,500

1,140,433

1,210,967

Preferential Land:

0

0

Transfer Information

Seller: ZINZ STEVEN M

Date: 08/27/1999

Price: \$750,250

Type: ARMS LENGTH IMPROVED

Deed1: /13988/ 00111

Deed2:

Seller: SYLVIA CORPORATION

Date: 08/31/1998

Price: \$200,000

Type: NON-ARMS LENGTH OTHER

Deed1: /13115/ 00011

Deed2:

Seller: FRANKLIN CIRCLE INC

Date: 04/05/1996

Price: \$145,000

Type: ARMS LENGTH VACANT

Deed1: /11517/ 00248

Deed2:

Exemption Information

Partial Exempt Assessments: Class

07/01/2023

07/01/2024

County:

000

0.00

State:

000

0.00

Municipal:

000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 06/03/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

2024-0073-A

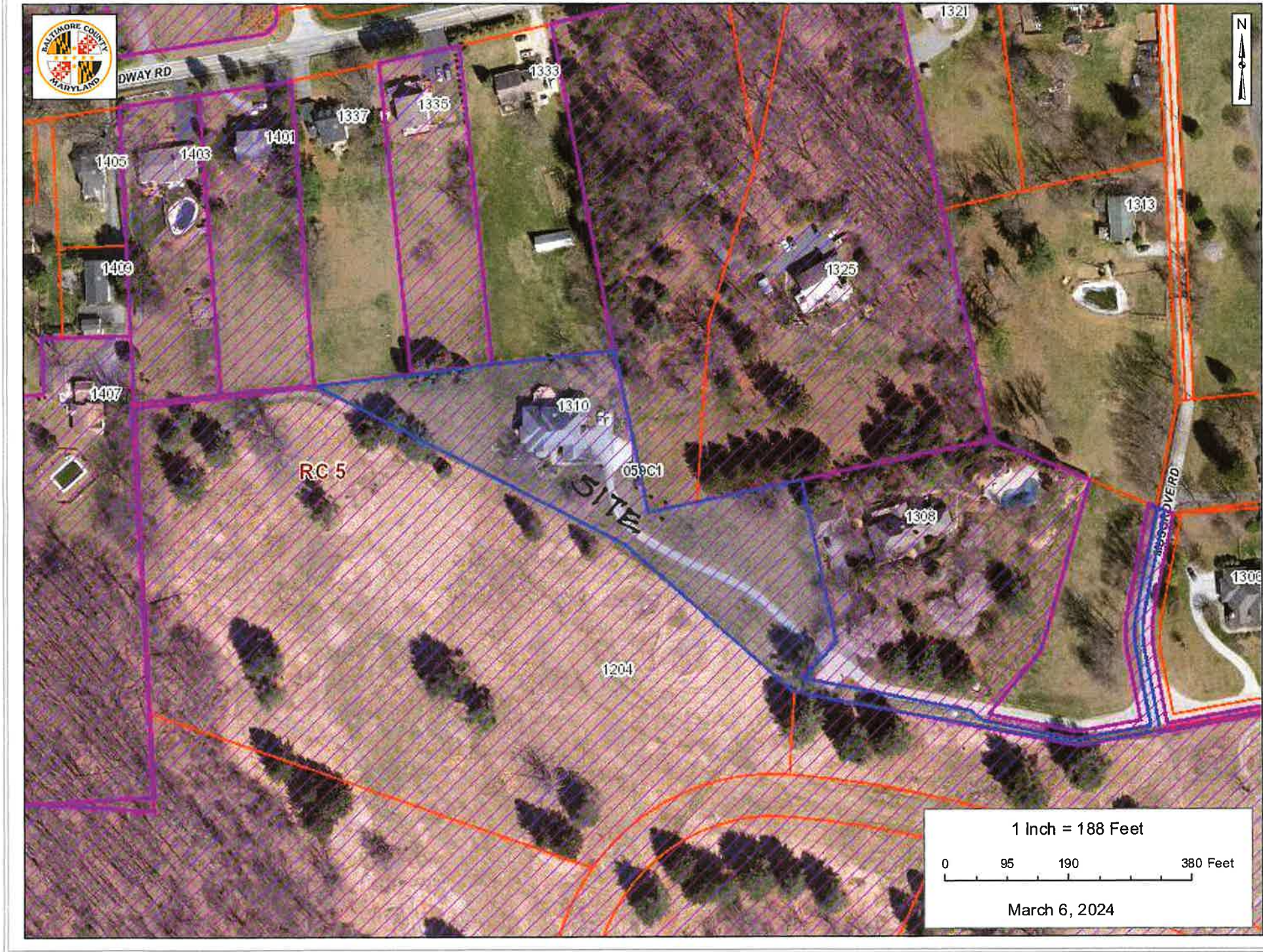
2024-0073-A

Baltimore County - My Neighborhood



2024- 0073-A

1310 MUSGROVE ROAD





1

2624-6073-A



2024-0073-A



2024-0073-A 3



2024-0073-A 4



2024-0073-A 5



2024- 0073-A

6



Z 824- 6073-A

7



2024-0073-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

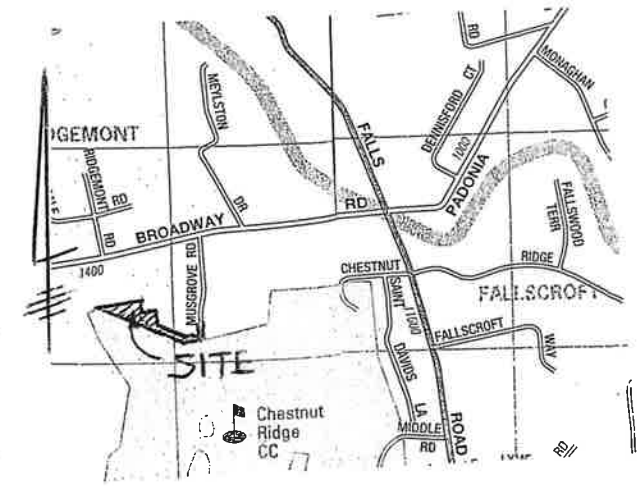
ADDRESS 1310 MULSGROVE ROAD OWNER(S) NAME(S) STEVEN F. & JILL B. CRAWFORD

SUBDIVISION NAME PLAT 3 THE CLEARINGS LOT # 5 BLOCK # - SECTION # -

PLAT BOOK # 56 FOLIO # 137 10 DIGIT TAX # 2000014693 DEED REF. # 13983 / 111

BEARINGS AND DISTANCES

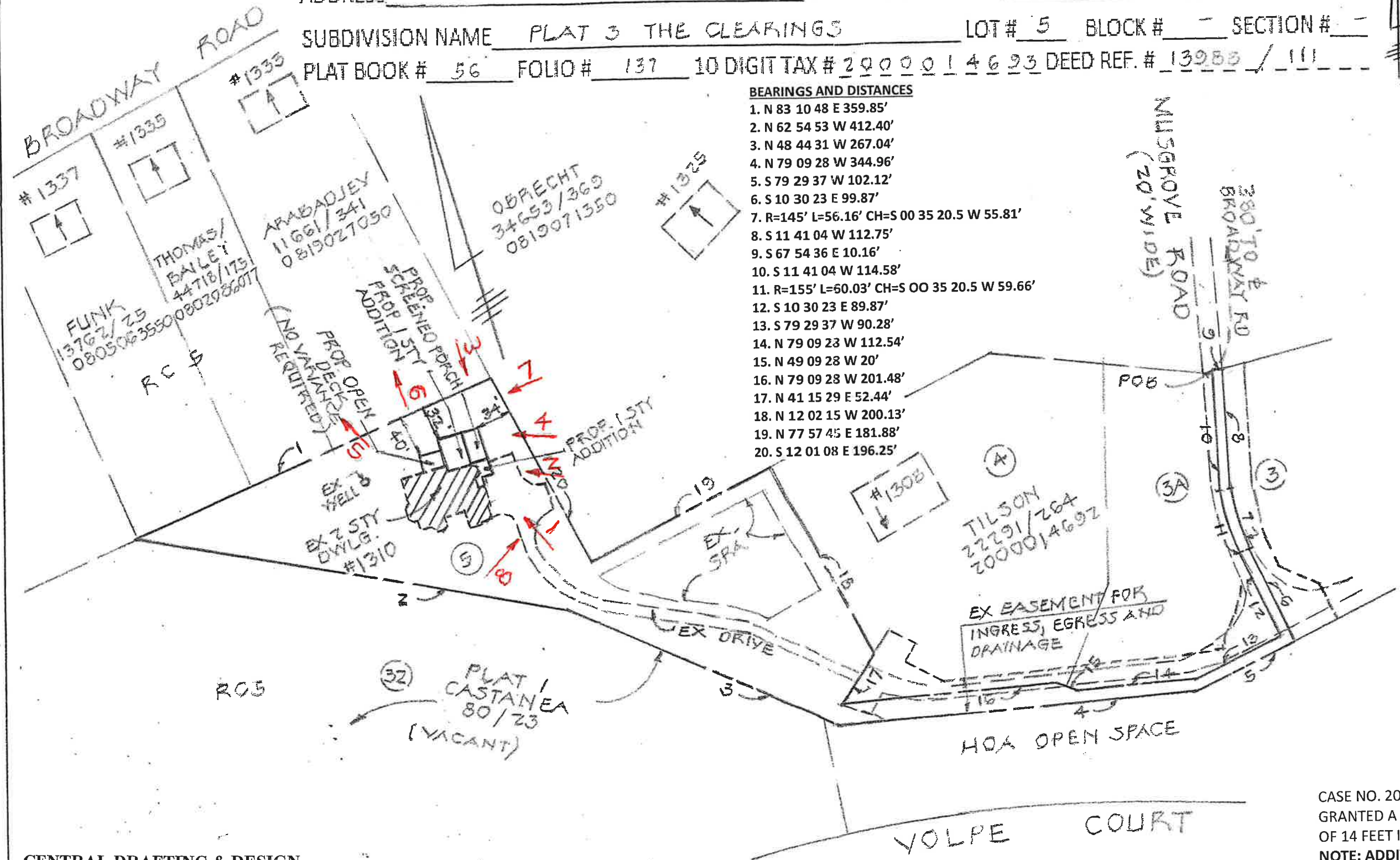
1. N 83 10 48 E 359.85'
2. N 62 54 53 W 412.40'
3. N 48 44 31 W 267.04'
4. N 79 09 28 W 344.96'
5. S 79 29 37 W 102.12'
6. S 10 30 23 E 99.87'
7. R=145' L=56.16' CH=S 00 35 20.5 W 55.81'
8. S 11 41 04 W 112.75'
9. S 67 54 36 E 10.16'
10. S 11 41 04 W 114.58'
11. R=155' L=60.03' CH=S 00 35 20.5 W 59.66'
12. S 10 30 23 E 89.87'
13. S 79 29 37 W 90.28'
14. N 79 09 23 W 112.54'
15. N 49 09 28 W 20'
16. N 79 09 28 W 201.48'
17. N 41 15 29 E 52.44'
18. N 12 02 15 W 200.13'
19. N 77 57 45 E 181.88'
20. S 12 01 08 E 196.25'



VICINITY MAP
SCALE 1" = 2000'

ZONING MAP# 059C1
SITE ZONED RC5
ELECTION DISTRICT 8
COUNCIL DISTRICT 2
LOT AREA ACREAGE 2.050 AC.
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: PUBLIC _____ PRIVATE X
SEWER IS: PUBLIC _____ PRIVATE X
PRIOR HEARING? Y
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

CASE NO. 2019-0007-A ORDER DATED AUGUST 1, 2018
GRANTED A SIDE YARD ADDITION WITH A SIDE YARD
OF 14 FEET IN LIEU OF THE REQUIRED SETBACK OF 50 FEET.
NOTE: ADDITION NEVER CONSTRUCTED



CENTRAL DRAFTING & DESIGN
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

PLAN DRAWN BY DWMB DATE 1/30/24 SCALE: 1 INCH = 100 FEET

PHOTOS

2024-0073-A