



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

May 29, 2024

Nicholas and Melissa Mondich – nmondich@gmail.com
902 Crestwick Road
Towson, MD 21286

RE: Petition for Administrative Variance
Case No. 2024-0108-A
Property: 902 Crestwick Road

Dear Petitioners:

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 black ink that reads "Maureen E. Murphy". The signature is written in a cursive style.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(902 Crestwick Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
Nicholas & Melissa Mondich	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0108-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, Nicholas and Melissa Mondich (“Petitioners”) for the property located at 902 Crestwick Road, Towson (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), §1B02.3.C.1 to permit a side yard addition with a side setback of 12 ft. and a sum of side setbacks of 22 ft. in lieu of the required 15 ft. and 25 ft., respectively. The Property is more fully depicted on 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-2E). There were no adverse Zoning Advisory Committee (“ZAC”) comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on May 5, 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.

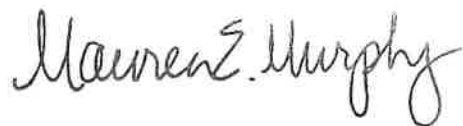
Pursuant to the posting of the Property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of **May, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), §1B02.3.C.1 to permit a side yard addition with a side setback of 12 ft. and a sum of side setbacks of 22 ft. in lieu of the required 15 ft. and 25 ft., respectively, be, and they are each 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.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlw



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

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

Address 902 Crestnick Rd. Towson, MD 21286 Currently Zoned DR 3.5
Deed Reference 41410 / 00295 10 Digit Tax Account # 0919003250
Owner(s) Printed Name(s) Nicholas and Melissa Mondich

(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)

BCZR: 1B02.3.C.1 → To permit a side yard addition with a side setback of 12 feet and a sum of sides setback of 22 feet in lieu of the required 15 feet and 25 feet, respectively.

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):

Nicholas Mondich / Melissa Mondich
Name #1 – Type or Print / Name #2 – Type or Print
Nich Mondich / Melissa Mondich
Signature #1 / Signature #2
902 Crestnick Rd. Towson MD
Mailing Address / City / State
21286 / 443-564-6490/814812-0290 / nmondich@gmail.com
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:

Nicholas Mondich
Name - Type or Print
Nich Mondich
Signature
902 Crestnick Rd. Towson MD
Mailing Address City State
21286 / 443-564-6490 / nmondich@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0108-A Filing Date 4/22/24 Estimated Posting Date 5/5/24 Reviewer JS

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: 902 Crestwick Rd. Towson MD 21286
Print or Type Address of Property City State Zip Code

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

The house needs to be expanded due to the size of the family.
Vertical expansion is precluded due to structural limitations
and cost, so a side addition is the only viable
alternative.

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

Nicholas Mondich
Signature of Owner (Affiant)

Nicholas Mondich
Name - Print or Type

Melissa Mondich
Signature of Owner (Affiant)

Melissa Mondich
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 22nd day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Reem Abdulazeez

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

AS WITNESS my hand and Notaries Seal

Reem
Notary Public

11/02/2026
My Commission Expires

Reem Abdulazeez NOTARY PUBLIC BALTIMORE COUNTY MARYLAND MY COMMISSION EXPIRES 11/02/2026

THE ZONING PETITION PROPERTY DESCRIPTION

Three (3) typed copies (separate pages) of the zoning description of the property is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED. The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING): ZONING PROPERTY DESCRIPTION FOR 902 Crestwick Road (address or location)

*Beginning at a point on the (north) side of (Crestwick Road) which is (70 ft) wide at the distance of (228 ft-9 in) (east) of the centerline of the nearest improved intersecting street (Providence Road) which is (70 ft) wide.

*Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area (total square feet or acres) on the hearing plan and the zoning description must agree.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

- OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # (14), Block (C), Section # (3B) in the subdivision of (Cromwell Valley North) as recorded in Baltimore County Plat Book # (0031), Folio # (0074), containing (0.2135 acres). Located in the (9) Election District and (6).

2024-0108-A

BALTIMORE COUNTY
Permits, Approvals and
111 W CHESAPEAKE AVE
BALTIMORE MD 21201
BALTIMORECOUNTYMD.G
V
WARD SALE
\$75.00

Return this copy for statement
validation

Station: Permit Processing - Mini
08-Apr-2024 10:05:37A
\$75.00 | Method: EMV
VISA CREDIT
XXXXXXXXXXXX3636
NICHOLAS A MONDICH
Reference ID: 409900558868
Auth ID: 008642
MID: *****2995
AID: A0000000031010
AthNtwkNm: VISA
SIGNATURE

Payment ZXVT4KJDNRC3W

Clover Privacy Policy
<https://clover.com/privacy>

**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: 2024-0108-A
Property Address: 902 CRESTWICK ROAD
Legal Owners (Petitioners): NICHOLAS + MELISSA MONDICH
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): NICHOLAS MONDICH
Address: 902 CRESTWICK ROAD
TOWSON, MD 21286

Telephone Number: 443-564-6490

*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.

Revised 3/2022

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0108 -A Address 902 CRESTWICK ROAD

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

Filing Date: 4/22/24 Posting Date: 5/5/24 Closing Date: 5/20/24

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: 2024-0108 -A Address 902 CRESTWICK ROAD

Petitioner's Name: NICHOLAS + MELISSA MONDICH Telephone (Cell) 443-564-6490

Posting Date: 5/5/24 Closing Date: 5/20/24

Wording for Sign: To Permit _____

To permit a side yard addition with a side setback of 12 feet and a sum of sides setback of 22 feet in lieu of the required 15 feet and 25 feet, respectively.

Revised 1/2022

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0919003250

Owner Information

Owner Name:	MONDICH NICHOLAS A MONDICH MELISSA G	Use:	RESIDENTIAL
Mailing Address:	902 CRESTWICK RD TOWSON MD 21286-3319	Principal Residence:	YES
		Deed Reference:	/41410/ 00295

Location & Structure Information

Premises Address:	902 CRESTWICK RD TOWSON 21286-3319	Legal Description:	902 CRESTWICK RD CROMWELL VALLEY
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Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0070 0010 0922 9100111.04 0000 3B C 14 2023 Plat Ref: 0031/ 0074

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	2,102 SF	300 SF	10,241 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL SIDING/4	2 full/ 1 half		2019

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	102,200	103,200		
Improvements	256,600	349,000		
Total:	358,800	452,200	389,933	421,067
Preferential Land:	0	0		

Transfer Information

Seller: ACC CONTRACTING LLC	Date: 05/13/2019	Price: \$366,800
Type: ARMS LENGTH IMPROVED	Deed1: /41410/ 00295	Deed2:
Seller: SARATSIOTIS EVONNE K	Date: 12/17/2018	Price: \$61,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40968/ 00348	Deed2:
Seller: SARATSIOTIS JOHN B	Date: 06/17/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36312/ 00441	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

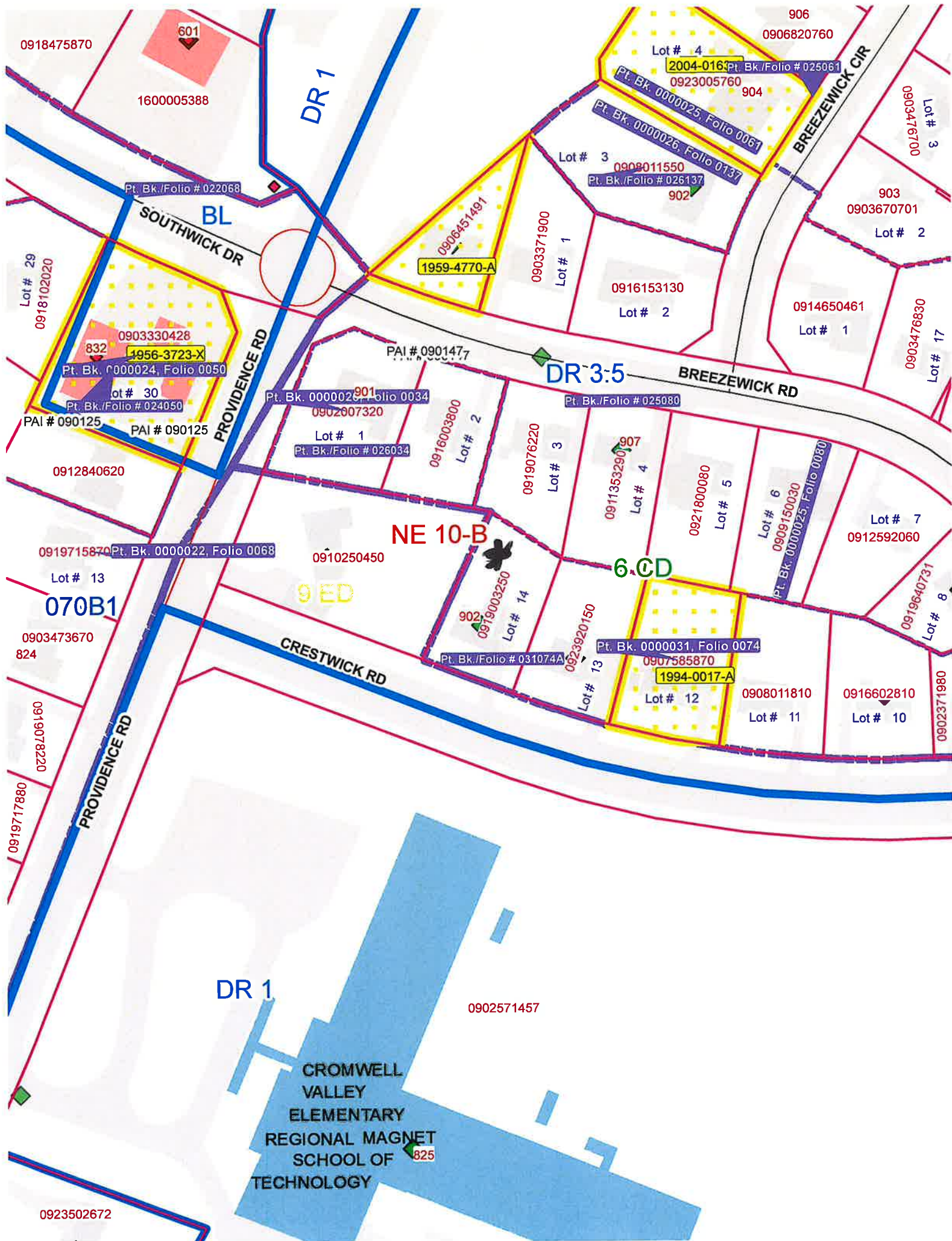
Special Tax Recapture: None

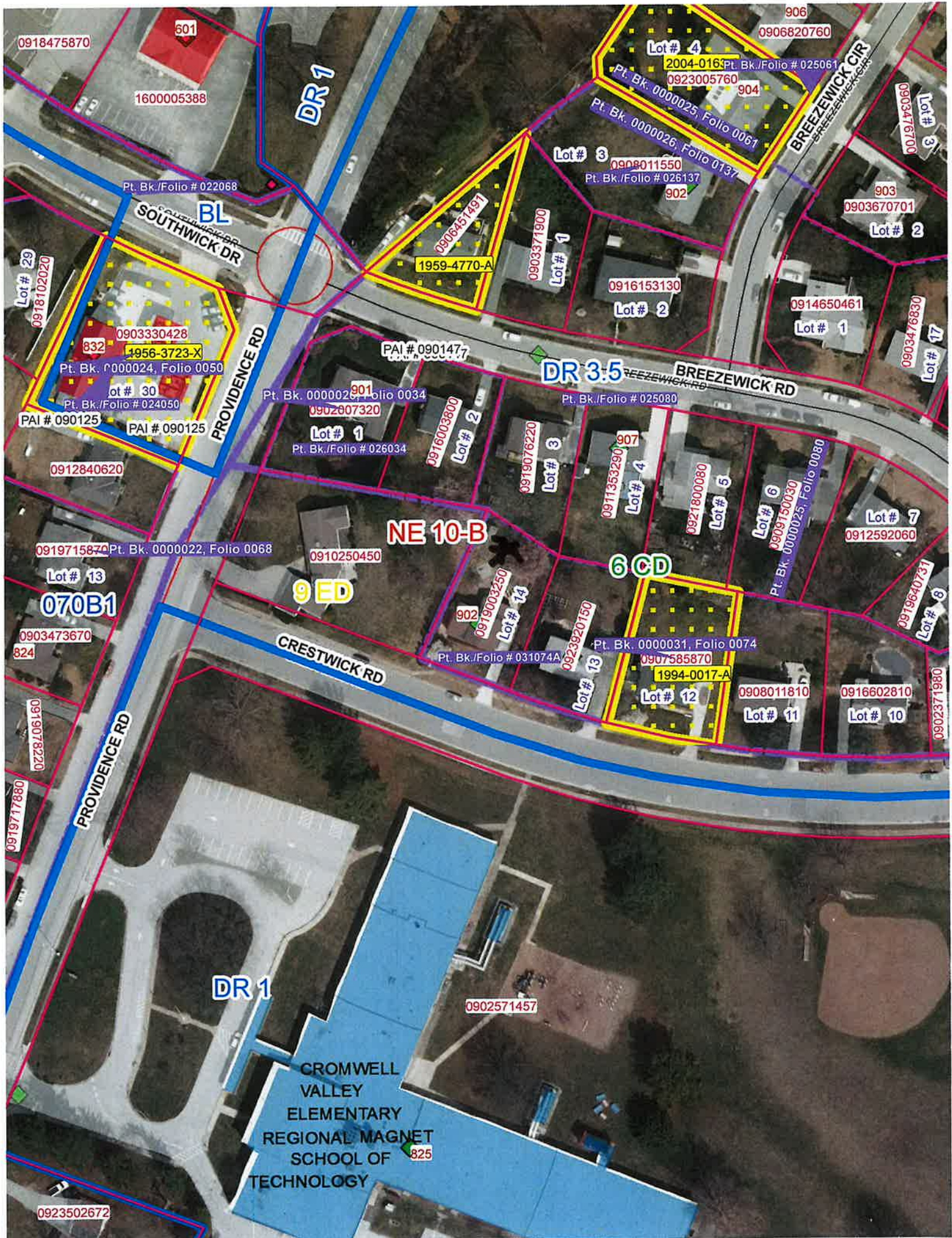
Homestead Application Information

Homestead Application Status: Approved 01/09/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

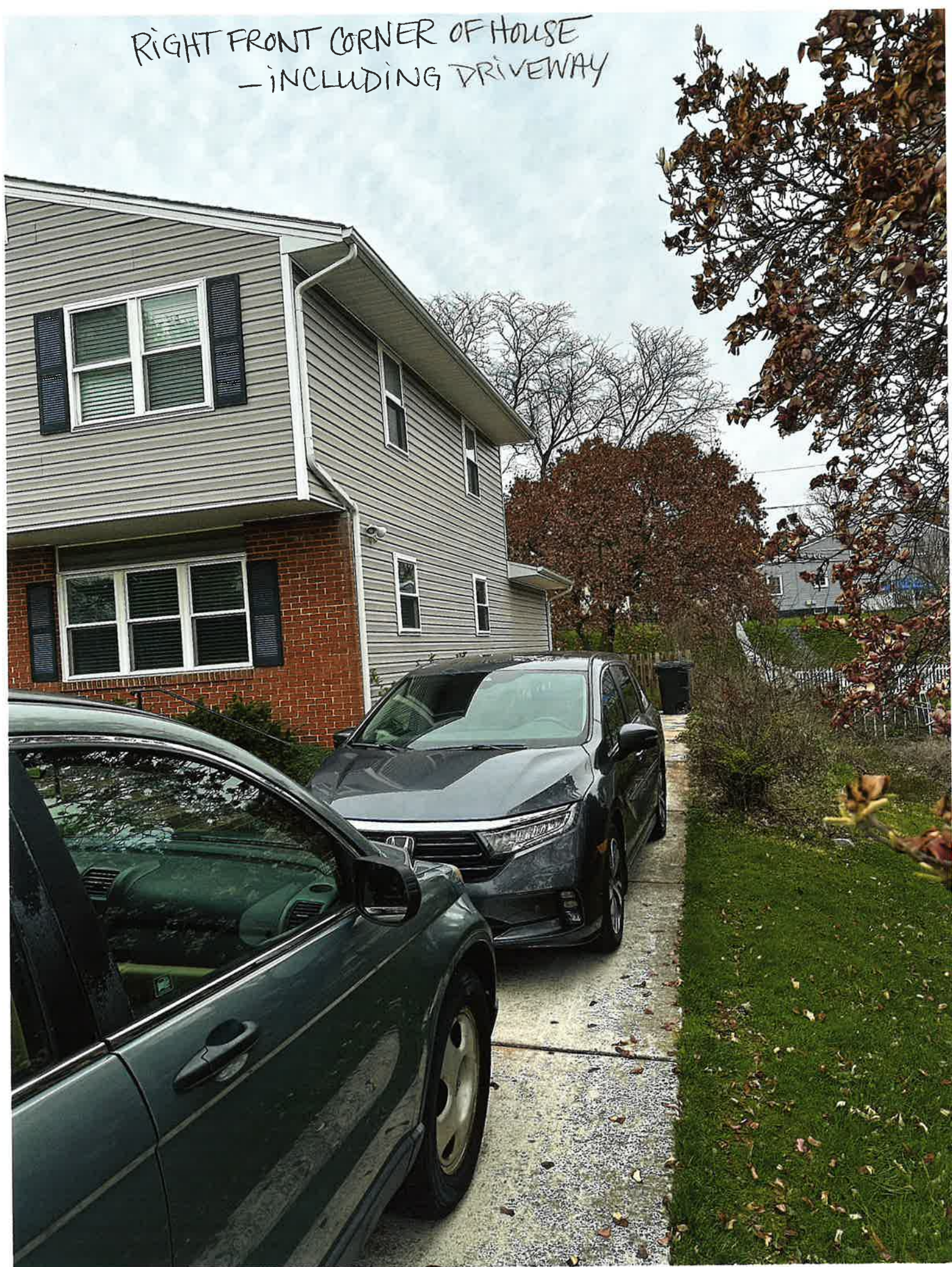




FRONT OF HOUSE - FACING ROAD (CRESTWICK RD.)



RIGHT FRONT CORNER OF HOUSE
— INCLUDING DRIVEWAY



RIGHT SIDE OF HOUSE - LOCATION OF PROPOSED ADDITION



REAR CORNER OF HOUSE - INCLUDING DRIVEWAY
(PROPOSED LOCATION OF ADDITION)



REAR/BACK SIDE OF HOUSE

A photograph showing the rear side of a house with grey horizontal siding and a red roof. A large white-framed sliding glass door is the central feature, flanked by two windows. A wooden deck runs along the back of the house, furnished with black patio chairs and tables. A black grill is visible on the right side of the deck. The yard is green grass, and a wooden fence is in the background.



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

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To the Office of Administrative Hearings for Baltimore County for the property located at:

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Deed Reference 41410 / 00295 10 Digit Tax Account # 0919003250
Owner(s) Printed Name(s) Nicholas and Melissa Mondich

(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)

BCZR: 1B02.3.C.1 → To permit a side yard addition with a side setback of 12 feet and a sum of sides setback of 22 feet in lieu of the required 15 feet and 25 feet, respectively.

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):

<u>Nicholas Mondich</u>	<u>Melissa Mondich</u>
Name #1 – Type or Print	Name #2 – Type or Print
<u>Nich Mondich</u>	<u>Melissa Mondich</u>
Signature #1	Signature #2
<u>902 Crestwick Rd. Towson MD</u>	
Mailing Address	City State
<u>21286 443-564-6490/814812-0290</u>	<u>nmondich@gmail.com</u>
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:

Nicholas Mondich
Name - Type or Print
Nich Mondich
Signature
902 Crestwick Rd. Towson MD
Mailing Address City State
21286 443-564-6490 nmondich@gmail.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2024-0108-A Filing Date 4/22/24 Estimated Posting Date 5/5/24 Reviewer JS

Revised 8/2022

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

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Address: 902 Crestwick Rd. Towson MD 21286
Print or Type Address of Property City State Zip Code

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

The house needs to be expanded due to the size of the family.
Vertical expansion is precluded due to structural limitations
and cost, so a side addition is the only viable
alternative.

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

Nicholas Mondich
Signature of Owner (Affiant)

Nicholas Mondich
Name - Print or Type

Melissa Mondich
Signature of Owner (Affiant)

Melissa Mondich
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 22nd day of March, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Reem Abdulazeez

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

AS WITNESS my hand and Notaries Seal

Reem
Notary Public

11/02/2026
My Commission Expires

Reem Abdulazeez NOTARY PUBLIC BALTIMORE COUNTY MARYLAND MY COMMISSION EXPIRES 11/02/2026
--

THE ZONING PETITION PROPERTY DESCRIPTION

Three (3) typed copies (separate pages) of the zoning description of the property is required. Standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, are too wordy but some of the information must be used. (Note: Old deed information such as perches or a stone, etc. cannot be used as is.) Read your deed, your location survey and your State Assessment record to determine which of the three options you should use. DO NOT PHOTOCOPY THE DESCRIPTION IN THE DEED. The zoning property description must comply with Part A and Part B:

PART A (START DESCRIPTION WITH THE FOLLOWING): ZONING PROPERTY DESCRIPTION FOR 902 Crestwick Road (address or location)

*Beginning at a point on the (north) side of (Crestwick Road) which is (70 ft) wide at the distance of (228 ft-9 in) (east) of the centerline of the nearest improved intersecting street (Providence Road) which is (70 ft) wide.

*Be aware that the Beginning Point and the distance in feet to the street centerline intersection, as stated in the zoning property description, must be shown and labeled on the hearing plan. The lot area (total square feet or acres) on the hearing plan and the zoning description must agree.

PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

- OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # (14), Block (C), Section # (3B) in the subdivision of (Cromwell Valley North) as recorded in Baltimore County Plat Book # (0031), Folio # (0074), containing (0.2135 acres). Located in the (9) Election District and (6).

2024-0108-A

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: May 7, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0108-A
Address: 902 CRESTWICK RD
Legal Owner: Nicholas & Melissa Mondich

Zoning Advisory Committee Meeting of May 7, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: May 2, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0108-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.

CERTIFICATE OF POSTING

Date: 5-5-24

RE: Case Number: 2024-0108-A

Petitioner/Developer: Mondich

Date of Hearing/Closing: 5-20-24

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 902 Crestwick Rd

The signs(s) were posted on 5-5-24
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

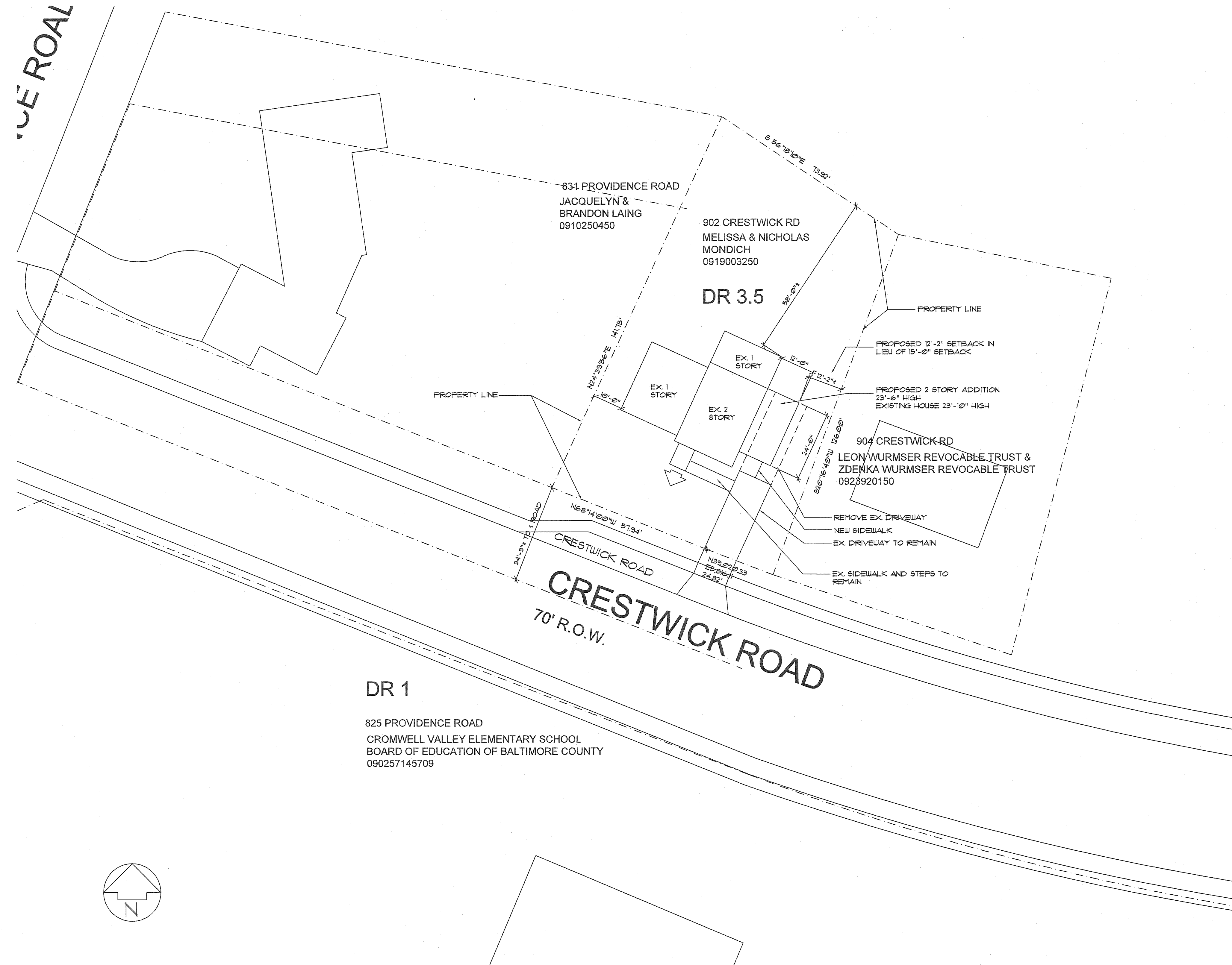
ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

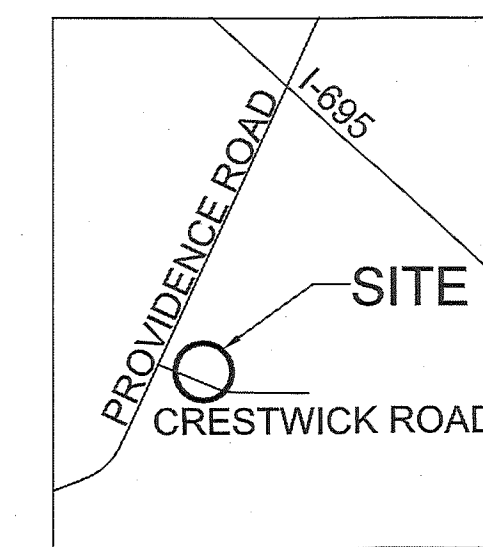
Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

Zoning Hearing Plan for Variance X For Special Hearing Mark Type Requested with (X)
Address 902 CRESTWICK ROAD Owner(s) Name(s) NICHOLAS & MELISSA MONDICH
Subdivision Name CROMWELL VALLEY NORTH Lot # 14 Block # C Section # 3B
Plat Book # 0031 Folio # 0074 10 Digit Tax # 0919003250 Deed Reference # 41410 00295



Site Vicinity Map



MAP IS NOT TO SCALE

Zoning Map # 070B1

Zoning DR3.5

Election District 9

Council District 6

Lot Area Acreage .2135

Lot Area Fooyage 10,241

Historic (Yes or No) NO

CBCA (Yes or No) NO

Flood Plain (Yes or No) NO

Utilities (Mark with and X)

Water is:

Public X Private

Sewer is:

Public X Private

Prior Hearing (Yes or No) NO

If (Yes or No) list Case Number(s)

and order result(s) below:

Violation Case Number(s)

Plat Drawn By DAVID RECCHIA, AIA

Date 3/29/24

Scale: 1 inch = 20 Feet