



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

June 20, 2024

Robert and Renee Novak – Renee.Novak@comcast.net
121 Glenmore Avenue
Catonsville, MD 21228

RE: Petition for Administrative
Variance Case No. 2024-0131-A
Property: 121 Glenmore Avenue

Dear Mr. and Mrs. Novak:

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 blue ink signature of Andrew M. Belt, consisting of a stylized, flowing script.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(121 Glenmore Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
Robert & Renee Novak	*	HEARINGS FOR
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2024-0131-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, Robert and Renee Novak (“Petitioners”) for the property located at 121 Glenmore Avenue, Catonsville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.B (Section 211.3 of the 1955 Zoning Regulations), to approve a dwelling addition on the right side with a 5 ft. setback in lieu of the required 8 ft. 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-2F). Zoning Advisory Committee (ZAC) comments were received from the Bureau of Building Plans Review (“BPR”), dated May 29, 2024, indicating the following:

“Please apply for a building permit in order to comply with the requirements of the International Residential Code, 2015 edition.”

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on June 2, 2024 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners propose constructing an addition on the side (right) with a 5 ft. setback in lieu of the required 8 ft. Petitioners explain that

they're licensed Baltimore County foster parents and due to Covid, they both must work from home every day and desperately need the additional space.

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 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. I find that 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.

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 20th day of **June, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from the Baltimore County Zoning Regulations ("BCZR"), Section 1B02.3.B (Section 211.3 of the 1955 Zoning Regulations), to approve a dwelling addition on the right side with a 5 ft. setback in lieu of the required 8 ft., be, and they are each 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.

- Petitioners shall comply with the BPR ZAC comment, dated May 29, 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.



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlw

AL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approval, and Inspections

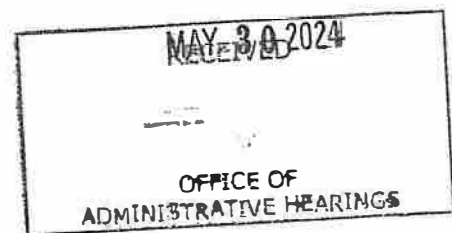
DATE: May 29, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0131-A

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

BPR: Please apply for a building permit in order to comply with requirements of the International Residential Code, 2015 edition.





**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 121 Glenmore Avenue, Catonsville, MD 21228 Currently Zoned DR 2 (Vested R-6)
Deed Reference 42028 / 00285 10 Digit Tax Account # 0 1 0 3 3 7 0 5 2 0
Owner(s) Printed Name(s) Renee Novak and Robert Novak

(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)

(Section 211.3 of the 1955 Zoning Regulations)

BCZR 1B02.3.B. To approve a dwelling addition on the right side with a 5 ft setback in lieu of the required 8 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 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):

Renee Novak / Robert Novak
Name #1 – Type or Print Name #2 – Type or Print
Renee Novak / Robert G. Novak
Signature #1 Signature #2
121 Glenmore Avenue, Catonsville, Maryland
Mailing Address City State
21228 / 410-937-2212 / Renee.Novak@Comcast.net
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Owner(s)/Petitioner(s):

N/A
Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be Contacted:

N/A
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 2024-0131-A Filing Date 5/17/2024 Estimated Posting Date 5/26/2024 Reviewer CF

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

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

Address: 121 Glenmore Avenue Catonsville Maryland 21228
Print or Type Address of Property City State Zip Code

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

Since early 2020 at the beginning of Covid, we have been required to work from home for our jobs (namely Renee Novak). When we purchased this house in late 2019, we were licensed Baltimore County foster parents and needed the three bedrooms and used every bit of space for our children. Because of Covid, we immediately had to secure spaces within the house for permanent work from home status (literally overnight), which has become increasingly difficult and challenging due to the sensitive nature of the work Renee performs as a federal employee whose job requires an adequate and secure work environment necessary to do the job. We have tried our best to live with the limited office space/options in the house (having known we would be shifting to permanent work-from-home forever, we would have bought a different house); and it is turning out to be a real hardship to perform the daily duties of two people who must work from home every day - Renee is using a corner of the bedroom but needs more space to lay out architectural drawings and have dual monitor space on a desk; while Robert uses the dining room table to work from which is not secure and has no room for a printer or other necessary office items. It is particularly challenging when we are on Zoom meeting calls at the same time. Seeing as this will now be our forever work status (at home), we are left with the option to move out to a larger house which is near impossible in today's market (we can't afford that), or just bump out up to 7 feet off the south side (dining room) elevation just a small, one-level addition that will step back at least 5-6 feet from the front elevation but will give us enough room for a finished 6 foot space office there.

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

Renee Novak
Signature of Owner (Affiant)

[Signature]
Signature of Owner (Affiant)

Renee Novak
Name - Print or Type

Robert C Novak
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 25th day of April, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: RENEE NOVAK & ROBERT NOVAK

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

January 09, 2026
My Commission Expires

LISA AKCHURIN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires Jan. 09, 2026

2024-0131-A

THE ZONING PETITION PROPERTY DESCRIPTION

PART A:

ZONING PROPERTY DESCRIPTION FOR 121 GLENMORE AVENUE, CATONSVILLE, MD 21228

"Beginning at a point on the east side of Glenmore Avenue which is 50 feet wide at the distance of 750 feet north of the centerline of the nearest improved intersecting street Summit Avenue which is 40 feet wide.

PART B:

BEING KNOWN AND DESIGNATED as Lot No. 5 situate in the 1st Election District of Baltimore County, and 1st Councilmatic District of Baltimore County, as laid out containing 9,000 SF, and shown on the plat entitled "PLAT OF SUMMIT VILLAGE" which Plat is recorded among the Plat Records of Baltimore County in plat Book G.L.B. No. 22, Folio 51.

The improvements thereon being known as No. 121 Glenmore Avenue Baltimore MD 21228.

TAX ID No. (01) 01-03-370520

2024-0131-A

Site Vicinity Map

EDMUNDSON AVE.

OSBORN AVE.

BEAUMONT ST.

GLENPORT ST.

SUMMIT AVE.

NORTH 32ND ST.

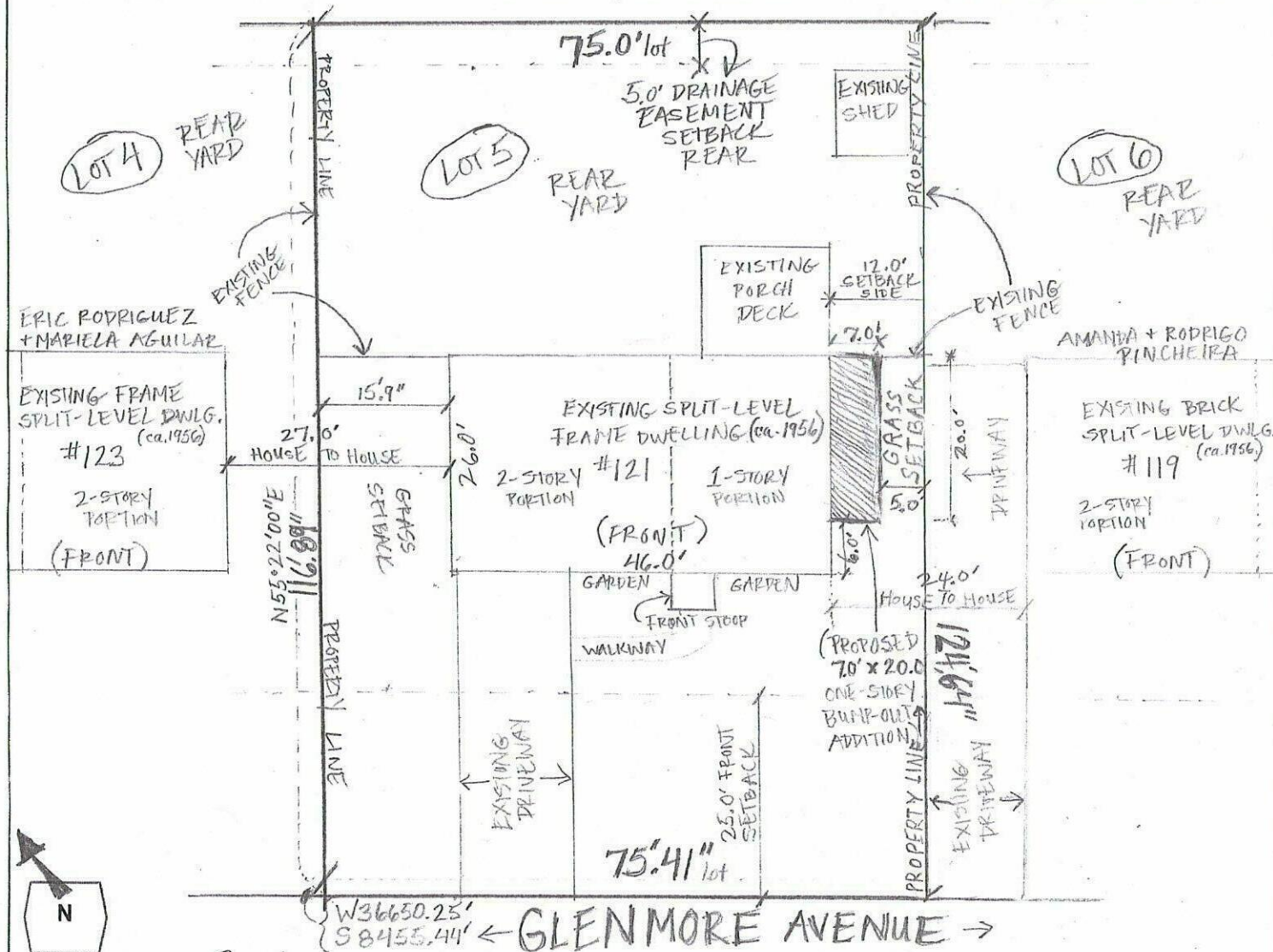
NORTH 34TH ST.

N

MAP IS NOT TO SCALE

Zoning Map # 0101A
Zoning DR-2 (Vested R-6)
Election District 1st
Council District 1st
Lot Area Acreage .207
Lot Square Footage 9,000 SF
Historic (Yes or No) NO
CBCA (Yes or No) no
Flood Plain (Yes or No) no
Utilities – Mark with (X)
Water is:
Public X Private _____
Sewer is:
Public X Private _____
Prior Hearing (Yes or No) NO
If (Yes) list Case Number(s)
and order result(s) below:

Violation Case Number(s)



Plan Drawn By Renee Novak

Date 4-22-2024 Scale: 1 inch = 20 Feet

2024-0131-A

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2024-0131-A Address 121 Glenmore Ave
Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name 6-2-2024
Filing Date: 5-17-2024 Posting Date: 5-26-2024 Closing Date: 6-17-2024

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

- 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.
- 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.
- 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.
- 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: 2024-0131-A Address 121 Glenmore Ave
Petitioner's Name: Rence & Robert Nowak Telephone (Cell) 410-937-2212
Posting Date: 5-26-2024 Closing Date: 6-10-2024 6-17-2024
Wording for Sign: To Permit a dwelling addition on the right side with a 5 ft setback in lieu of the required 8 ft

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: June 4, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0131-A
Address: 121 GLENMORE AVE
Legal Owner: Robert & Renee Novak

Zoning Advisory Committee Meeting of June 4, 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 30, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0131-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 comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approval, and Inspections

DATE: May 29, 2024

FROM: Derek M. Chastain
Bureau of Building Plans Review

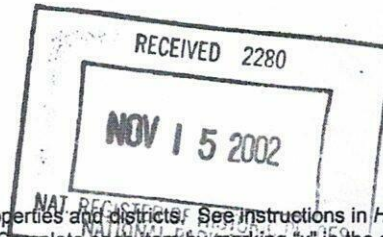
SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0131-A

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

BPR: Please apply for a building permit in order to comply with requirements of the International Residential Code, 2015 edition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

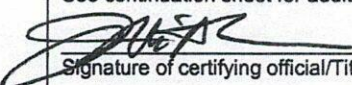
historic name _____
other names Old Catonsville Historic District (preferred) BA-2975

2. Location

street & number Between Edmondson, Frederick, Melvin and Smithwood Aves. ☐ not for publication
city or town Catonsville ☐ vicinity
state Maryland code MD county Baltimore County code 005 zip code 21228

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does
not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐
See continuation sheet for additional comments).


Signature of certifying official/Title

11-15-02
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title

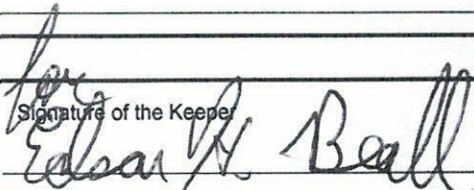
Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register.
☐ See continuation sheet.
☐ Determined not eligible for the National
Register.
☐ removed from the National Register.
☐ other (explain): _____


Signature of the Keeper

Date of Action

12/27/02

2024-0131-A

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1866-1950

Significant Dates

1866, 1921, 1924-25, 1937

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**

Multiple architects, including T. C. Kennedy, Wyatt & Nolting, Walter Gieske, Wm. Ehlers, Wm G. Beecher, Geo. Callis, Jr.

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

2024-0131-A

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Old Catonsville Historic District BA-2975

Name of Property

Baltimore County, Maryland

County and State

Section 7 Page 7

an "H"-plan structure of Flemish bond brick, with a hip roof of slate. The windows are nine-over-nine sash in singles and pairs, and the center double doors have a classical surround with fluted pilasters and a segmentally arched pediment with a carved tympanum. South of St. Mark's is the Catonsville Methodist Church at 6 Melvin Avenue. The Community House faces the street and was built in 1924. It, too, is a Gothic Revival structure of random granite ashlar with limestone trim, and has a gable roof of slate with end parapets. It is 2 ½ stories tall on a raised basement, and nine bays by nine bays, with two projecting bays on the street front of two bays each that have gabled wall dormers. On the rear is a brick addition from 1961. The Catonsville Presbyterian Church is located at 1400 Frederick Road, and is a Flemish bond brick Colonial Revival structure with a gable roof of asphalt shingles and a portico that faces east onto N. Beechwood Avenue that is supported by six columns. The building has compass-headed windows. There is a brick bell tower with wood spire at the southwest corner of the church, and a 1 ½ story brick wing to the south of the tower that has a gambrel roof with dormers.

A large number of dwellings in the district have freestanding garages behind them, and most of these buildings are contributing structures. These buildings are typically finished in a like manner to the houses they are associated with, and though they are often less well maintained, as a result they more commonly retain their original siding and roofing materials. Roof types also typically mirror that of the dwelling. Exceptions to this tend to be where a garage was added later, though many of these structures are still historic. An example can be seen at 12 Osborne Avenue, where the house has German siding on the first story and asbestos shingles on the second story; the garage is constructed of rock-faced concrete block. Original garage doors exist in many instances, but are the one feature most likely to have been changed. One-car garages predominate, but there are numerous two-car garages, as well, and a few of the former have been expanded to house two cars. Most of these changes are of a historic character, though a few are of more recent vintage. An original three-car garage can be seen behind 7 Osborne Avenue.

There is a group of non-contributing structures in the center of the district that were constructed at one time and are virtually identical, being split-levels with partial brick veneer and a single, integral garage. They have gable roofs with asphalt shingles. These buildings are located on the north half of Wyndcrest Avenue and on Glenmore Avenue. There are also a few scattered structures throughout the neighborhood that are single-family dwellings that were constructed in the 1960's to 1990's, and several houses that have been drastically altered.

2024-0131-A

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Old Catonsville Historic District BA-2975

Name of Property

Baltimore County, Maryland

County and State

Section 8 Page 20

game rooms. This building was to be 50 by 100 feet, and to have a tower 125 feet high. The project was apparently designed in two phases, with the sanctuary conceived as the second phase. John Hiltz & Sons contracted for the first phase and ground was broken in April 1921. The building was completed by 1925. Several years later the second phase was begun. This apparently required the demolition of a section on the north side of the new building, with the sanctuary connected here and forming an "L." While the community building has a more domestic appearance, with a gambrel roof, the sanctuary was given a portico front to connote its importance. At the same time, St. Mark's Catholic Church was making improvements to their sanctuary. They hired architect George R. Callis, Jr., who by this time was living just down the street on Melvin Avenue, to design a new stone entrance vestibule and two side entrance doors, as well as some changes to the interior.⁵¹

Activity on Melvin Avenue was brisk in this period. Catonsville Methodist church was not immune to the need or desire for grander accommodations, and in 1923 additional land was purchased north of the existing church and parsonage on which to build a Sunday school and community center. Walter Gieske designed this building, a stone Gothic Revival structure. It, too, was completed by 1925. The church was removed by 1930, but was never replaced, and a sanctuary was created within the community building. The parsonage has also disappeared, and the community building has been greatly enlarged by an addition on the rear built in the 1960's.⁵² Another great change to Melvin Avenue came in 1937, with the construction of the water tower to replace the reservoir. This round, domed structure is built of a buff brick with limestone Art Deco trimmings. St. Mark's Catholic Church added an H-plan Flemish bond brick Colonial Revival school building south of their church in 1950, and there is a smaller brick Colonial Revival structure across the street that dates to around the same period. Also of note is the trolley stop shelter, built of Belgian block in the 1930's at the northwest corner of the district.

After 1950 several houses were demolished along Frederick Road, most notably "Cherokee," for the construction of Hillcrest Elementary School. Several have been lost for the public library, and for several ranchers built along the road. The other major change to the neighborhood after 1950 was the creation of the north half of Wyndcrest Avenue, just to the west of the Brinkmann's first house, and Glenmore Avenue to the north and northeast of that house. These streets were filled with split-level houses probably constructed by Meyerhoff, as they resemble his work elsewhere in Catonsville, and were probably built from the mid-1950's to the early 1960's.

¹ Ed. H. Parkinson, ed., *Keidel's Colonial History of Catonsville*, (1976), pp. 65-6, 94-5, 101-2. Edward Orser and Joseph Arnold, *Catonsville 1880 to 1940: From Village to Suburb*, (Virginia Beach, VA: The Donning Co., 1989), p. 11.

² Orser and Arnold, pp. 11-2. *Journal of the 58th Annual Convention of the Protestant Episcopal Church in Maryland*. (Baltimore: H. Colburn, 1846), pp. 92-3. J. C. Sidney, *Map of the City and County of Baltimore*, Baltimore, 1850. Baltimore

2024-0131-A



**Permits, Approvals and
Inspections**

111 W CHESAPEAKE AVE
TOWSON, MD 21204
4108873353

WWW.BALTIMORECOUNTYMD.GO
V

Cashier: Jason S.
25-Apr-2024 3:25:45P

Transaction **102276**
1 Petition Before ALJ \$75.00

Total \$75.00

CREDIT CARD SALE \$75.00
MASTERCARD 1753

Retain this copy for statement
validation

Station: Permit Processing - Mini

25-Apr-2024 3:25:50P
\$75.00 | Method: EMV
Mastercard XXXXXXXXXXXX1753
RENEE S NOVAK
Reference ID: 411600559820
Auth ID: 025397
MID: *****2995
AID: A0000000041010
AthNtwkNm: MASTERCARD
SIGNATURE

Clover ID: HHCZ95X8RP5AP
Payment BXJHNGRYJX6Y8

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

2024-0131-A

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District 01 Account Number - 0103370520

Owner Information

Owner Name: NOVAK ROBERT C
NOVAK RENEE S Use: RESIDENTIAL
Principal Residence: YES

Mailing Address: 121 GLENMORE AVE Deed Reference: /42028/00285
BALTIMORE MD 21228

Location & Structure Information

Premises Address: 121 GLENMORE AVE Legal Description: SUMMIT VILLAGE
BALTIMORE 21228-

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
01010007 1292 1050086.04 0000 5 2022 Plat Ref: 0022/ 0051

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1956	1,872 SF		9,000 SF	04

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

Value Information

	Base Value	Value			Phase-in Assessments	
		As of	As of	As of	As of	As of
		01/01/2022	07/01/2023	07/01/2024		
Land:	149,000	149,000				
Improvements	194,400	203,100				
Total:	343,400	352,100	349,200	352,100		
Preferential Land:	0	0				

Transfer Information

Seller: URBAN WILLIAM A	Date: 10/22/2019	Price: \$366,817
Type: NON-ARMS LENGTH OTHER	Deed1: /42028/ 00285	Deed2:
Seller: CLARK JANE A	Date: 07/09/1982	Price: \$72,000
Type: ARMS LENGTH IMPROVED	Deed1: /06412/ 00373	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 07/27/2020

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

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1955 Zoning Regulations

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R. 40 Zone;

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R. 10 Zone, except sanitary landfills and trailer parks which are not permitted (see Sections 270 and 502).

Section 210—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area.

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from

1955 Zoning Regulations

R. 6 ZONE

the front lot line and not less than 65 feet from the center line of the street, except as specified in Section 303.1.

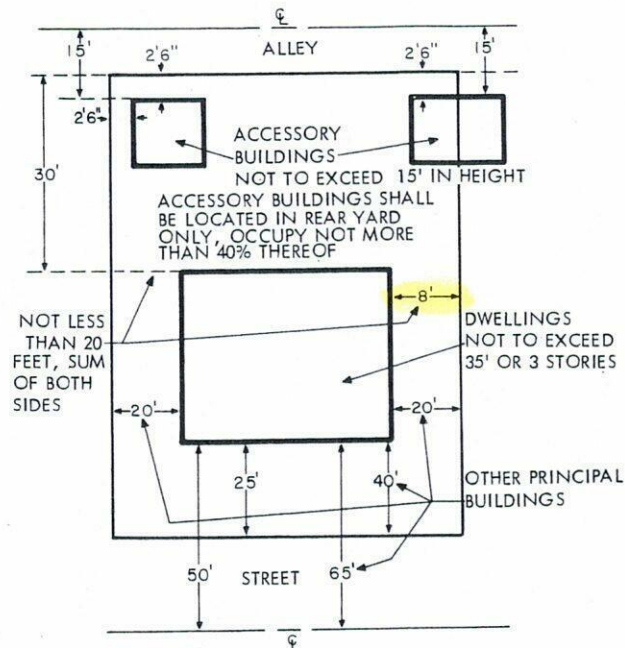
211.3—Side Yards—For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 50 feet from the center line of the side street; for two-family dwellings, side yards shall be as provided in Sections 214.1 and 214.3; for other principal buildings, same as in Section 208.3.

211.4—Rear Yard—30 feet deep.

211.5—Density—the maximum permitted gross residential density for one-family dwellings is 4.5, and the maximum permitted gross residential density for two-family dwellings is 6.0. If there is a mixture of residential use types, a combination of the local open space standards as specified in section 44-2 of the Baltimore County Code, 1958, as amended, may be used to determine density and to yield the total acreage required for local open space tracts.

1955 Zoning Regulations

R. 6 ZONE ONE FAMILY INSIDE LOT



Average lot area 6,000 square feet. (See Section 211.1)

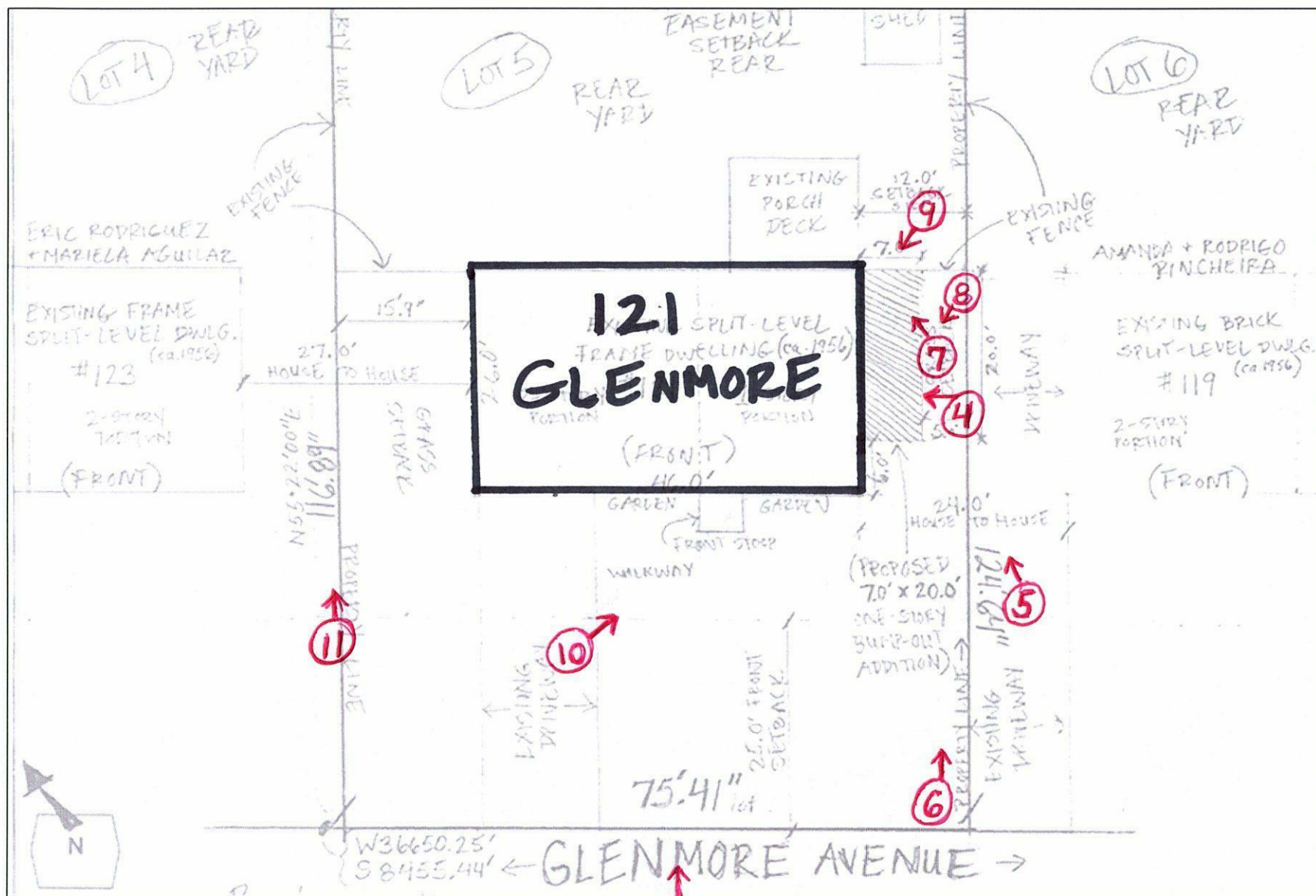
Minimum length 110 feet.

Minimum width 55 feet.

Farm buildings located on 3 acres or more.

FOR INFORMATION ONLY

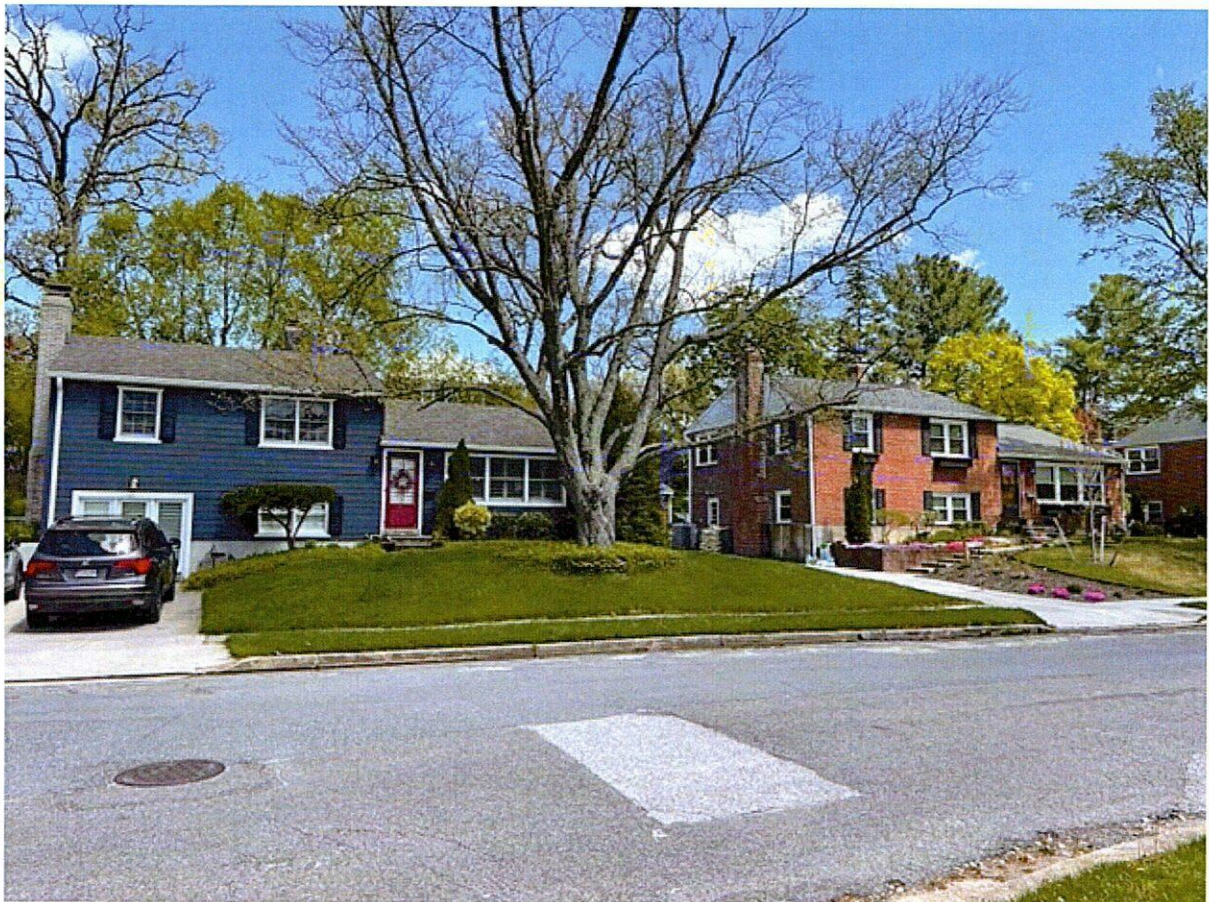
EXISTING SITE PLAN/PHOTO KEY



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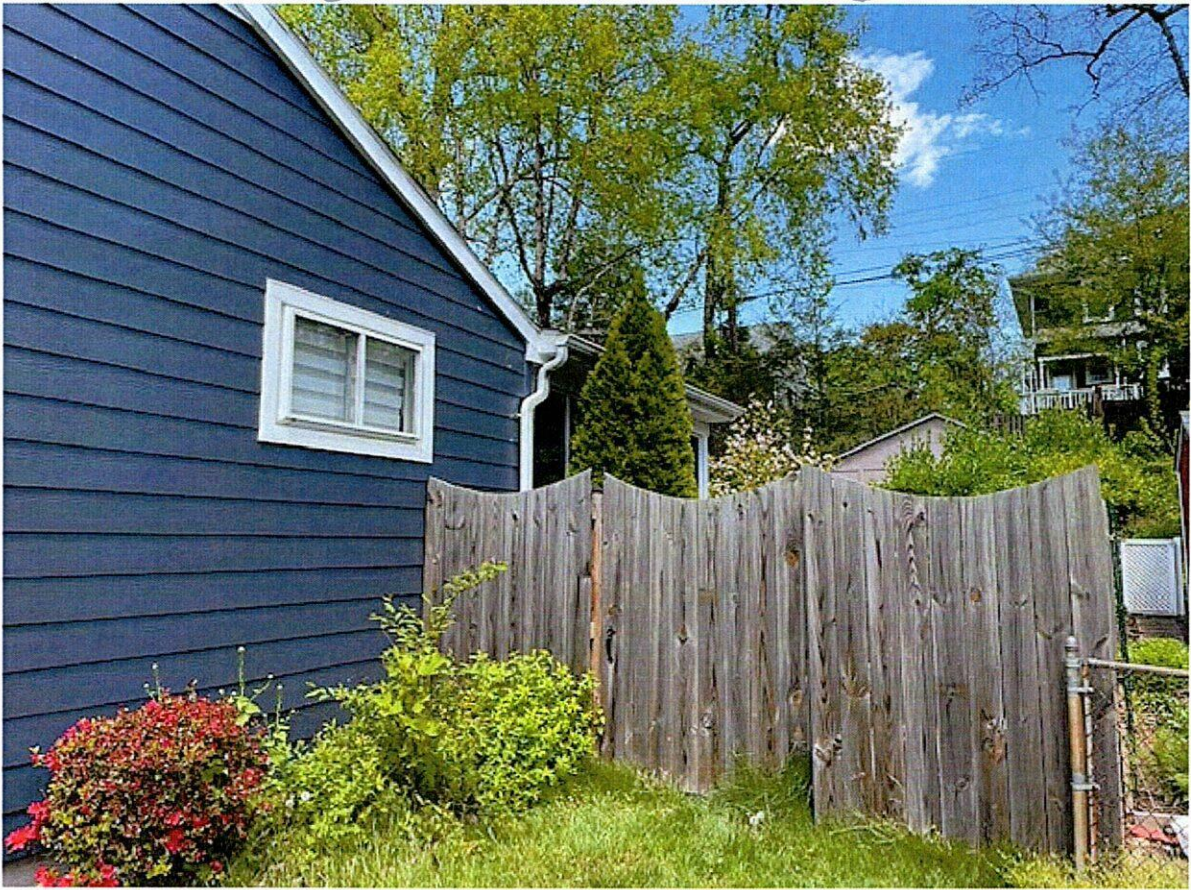


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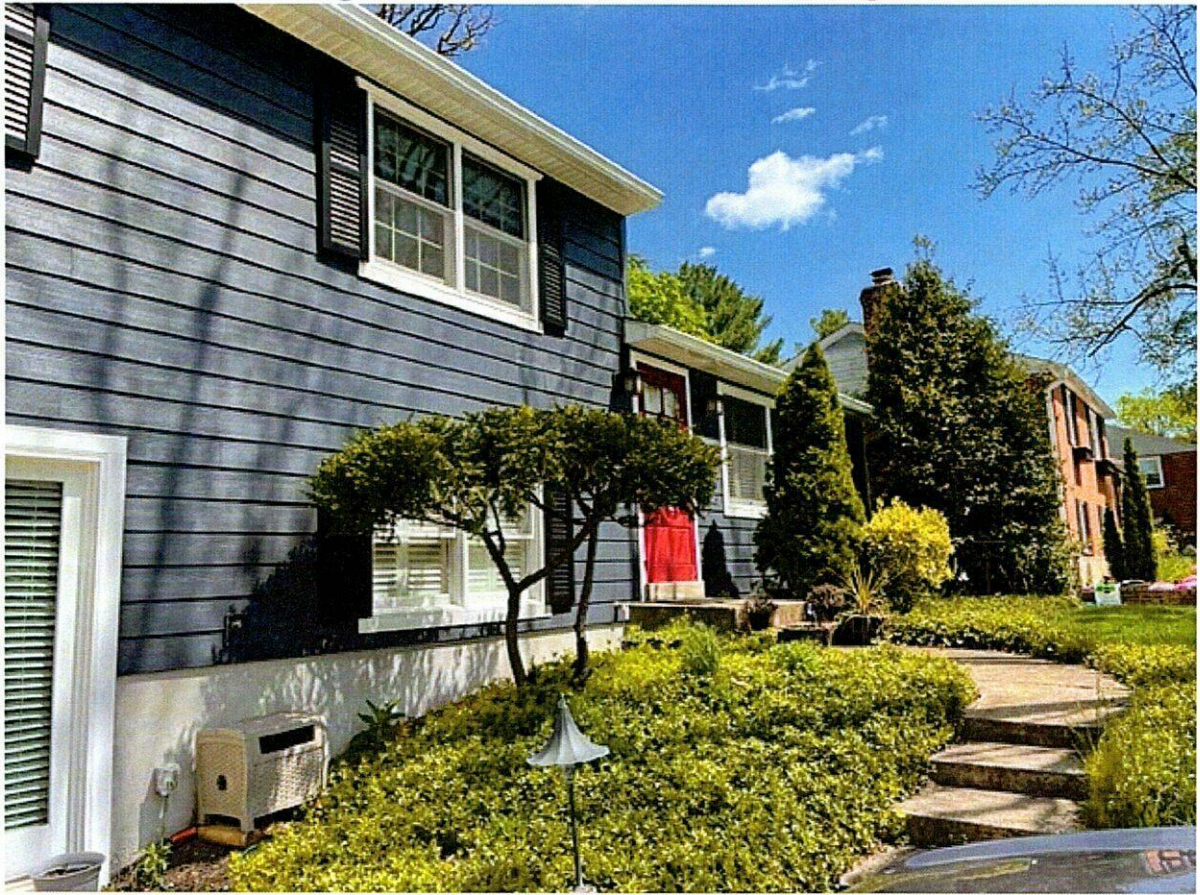
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11



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Lot # 27
0108801720

Lot # 25 0107290121

0119070832

Lot # 1
0104003080

Lot # 2
0119320250

125

Lot # 26 0106571190

0123001470

Lot # X

124

OSBORNE AVE

0102004790

Lot # 3
0104201140

125

Lot # 4 0106571200
Pt. Bk. 000022, Folio 0051

Lot # 24

0106200060

123

123

Lot # 22 0102653930

121

1 ED

0102201550

DR 2

SW 3-G

1 CD

101A1

Lot # 5 0103370520
121

PAI # 010083

Pt. Bk./Folio # 022051

PAI # 010083

Lot # 20 0103470180

119

Lot # 17
0102651990

120

0102000190

Lot # 18

0107290790

Lot # 18

118

Lot # 16 0102571172

Lot # 7 0123504140

117

Lot # 16
0112401300

Lot # 19
0113206080

GLENMORE AVE

Lot # 15 0102851570

Lot # 8 0103672330

115

Lot # 9 0123350640

113

0102002040

Lot # 20

0112401190

100C1