PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law

of Baltimore County, from an DRIG + DR2 zone to an RO zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

ok to tile pouding Board Contilication ucr - zoung

6/11/87

E. D. 3rd DATE 12-29/2 200 B.F. . W 37,480

N 37,860

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

DE ONING DIMITED POLITICASION (Type or Meint Name) (Type or Print Name)

Attorney for Petitioner:

City and State

(Type or Print Name)

700 Fairmount Ave. 823-0637

Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted

CERTIFICATE OF POSTING

Date of Posting 9-14-87... Poster 3 M. Restassification

Poster De Chiarro Limistel Part nextige.

Poster de property S/S of Village Queen Drive, In & Wiff

Creditale de See SW/Corner of Creditale Lane and

Location de See SW/Corner of Creditale Lane and

2/illege Queen Prime

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on - Sept. 10, 10.87

9-17-87

Lusan Sudu Obrect

155.41

PETITION FOR RECLASSIFICATION

Case No. CR-88-79 - 3rd Councilmanic District

LOCATION:

520

R. S. S.

DeChiaro ship S/S Vill Craddock

South Side of Village Queen Drive, 158 feet West of Craddock

PUBLIC HEARING: Wednesday, September 30, 1987, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing: To reclassify the property from a D.R. 16 and D.R. 2 Zone to an R.O. Zone

All that parcel of land in the 3rd Election District of Baltimore County

Beginning for the same at a point on the Southern right-ofway of a proposed road (53 feet wide) 158 feet from the west right-of-way of Craddock Lane. Thence leaving said point of beginning for 9 lines of division (1) south 10 degrees 01 minutes 25 seconds west 54 feet more or less thence (2) south 68 degrees 54 minutes 02 seconds west 56 feet more or less thence (3) north 77 degrees 06 minutes 26 seconds west 59 feet more or less thence (4) south 12 degrees 53 minutes 34 sronds west 21 degrees more or less thence (5) north 75 degrees 11 minutes 13 seconds west 41 feet more or less thence (6) north 78 degrees 12 minutes 29 seconds west 35 feet more or less thence (7) south 11 degrees 40 minutes 19 seconds west 65 feet more or less thence (8) north 78 degrees 05 minutes 18 seconds west 49 feet more or less thence (9) north 19 degrees 27 minutes 43 seconds west 232 feet more or less to intersect said southern right-of-way of a proposed road thence

IN THE MATTER OF

THE APPLICATION OF

DeCHIARO LIMITED PARTNERSHIP

FROM D.R. 16 AND D.R. 2 to R.O. :

SOUTH SIDE OF VILLAGE QUEEN DRIVE. :

fication from D.R. 16 and D.R. 2 to R.O., out of cycle approved by the County

his desire to restore the exterior of this historic building and convert the

interior to offices for his own medical use. He submitted as exhibits many

photographs, articles concerning the historic background of the building, and

the recommendation from the Director of the Office of Planning & Zoning to grant

the reclassification. He testified as to the urgency of obtaining the rezoning

because of the deteriorating condition of the building and the ever-prevalent

danger of vandalism to an unoccupied building. He also testified as to the

impracticability of its use as a residence because of the small lot and the

nearness of all the surrounding apartment buildings. He also noted that the

granting of the R.O. zoning would create considerable less density than could be

developed on the property under the present D.R. 16 classification, and it was

his opinion that the County Council erred in the last comprehensive maps in not

Landmarks List in 1978, that it was not suitable for residential use, and that

John McGrain testified that this is an historic building added to the

This case comes before this Board on petition for a zoning reclassi-

Douglas Carroll, the contract purchaser of the site, testified of

OPINION

FOR ZONING RECLASSIFICATION

OF PROPERTY LOCATED ON THE

158' WEST OF CRADDOCK LANE

(TRENTHAM MANSION PROPERTY)

so granting the R.O. zoning.

3rd COUNCILMANIC DISTRICT

3rd ELECTION DISTRICT

Council.

BEFORE

COUNTY BOARD OF APPEALS

EALTHERS COUNTY

CASE NO. CR-88-79

binding on said right-of-way the four following courses. (10) south 56 degrees 47 minutes 30 seconds east 75 feet more or less thence (11) south 33 degrees 12 minute, 30 seconds west 3 feet more or less thence (12) by a curve curving to the right with a radius of 128 feet 52 feet more or less thence (13) south 79 degrees 58 minutes 33 seconds east 231 feet more or less to the place of beginning.

Containing 0.74 Acres of land more or less.

Being the property of ___DeChiaro Limited Partnership as shown on the plat plan filed with the Zoning Department.

> BY ORDER OF WILLIAM T. HACKETT, CHAIRMAN DUNTY BOARD OF APPEALS VALITIMORE COUNTY

> > **观题**的对于"全国",大学的"全国"的"全国"。

OFFICE OF FINE : TVENUE DIVISION MISCELLANEOUS Lasti RECEIPT

BALTIMORE COUNTY, MARYLAND

8 Transthage 10 Marsing 54 Dem A4-8

VALIDATION OR SIGNATURE OF CASHIER

existed.

Case No. CR-88-79 DeChiaro Limited Partnership

the Landmarks Commission is in favor of maintaining the exterior as it originally

Paul McKean, an engineer specializing in restoration work and a member of the Landmarks Commission, testified that the cost of the restoration would far exceed its residential value and that a practical use was the one proposed.

James G. Hoswell, planner for Baltimore County, testified that he has reviewed the petition and viewed the property and recommended that the R.O. designation be granted.

It is the opinion of this Board that the testimony and evidence produced indicate that it was in fact an error not to designate the property R.O. and that in practical measures the proposed petition represents the only viable alternative to destroying the building and will therefore grant the requested reclassification.

ORDER

It is therefore this 13th day of October , 1987 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Zoning Reclassification from D.R. 16 and D.R. 2 to R.O. be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Thomas J. Bollinger

E. Buffertug Harry E / Buchheister, Jr.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

September 29, 1987

Dennis F. Rusmussen

Mr. Douglas G. Carroll, III P.O. Box 713 Brooklandville, Maryland 21022

> RE: FETITION FOR ZONING RECLASSIFICATION S/S Village Queen Drive, 158' W of Craddock La. 3rd Election District - 3rd Councilmanic District DeChiaro Limited Partnership (Owner) Douglas G. Carroll, III - Contract Purchaser Case No. CR-88-79 (Out of Cycle Reclassification)

Dear Mr. Carroll:

This is to advise you that \$120.46 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

JRH:med

cc: Mr. William T. Hackett, Chairman, Board of Appeals

County Board of Appeals of Baltimore County Room 200 Court House Totoson, Maryland 21204 (301) 494-3180

October 13, 1987

Douglas G. Carroll, III, M.D. P.O. Box 713 Brooklandville, MD 21022

> RE: Case No. CR-88-79 DeChiaro Ltd. Partnership

Dear Dr. Carroll:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals in the subject matter.

Sincerely,

Administrative Secretary

Encl.

cc: DeChiaro Limited Partnership Newton A. Williams, Esquire Mr. James Earl Kraft Phyllis Cole Friedman, Esquire Norman E. Gerber James G. Hoswell J. Robert Haines Ann M. Nastarowicz James E. Dyer Margaret E. du Bois Hon. C. A. Dutch Ruppersberger Baltimore County Council

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

August 5, 1987

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 CR 88-79



Dennis F. Rasmussen

Re: Property Owner: DeChiaro Ltd. Partnership

Location: S/S Village Queen Drive, 158' W. of Craddock Lane

Item No.: CR88-79

Zoning Agenda: Meeting of 7/28/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- 2. A second means of vehicle access is required for the site.

to be corrected or incorporated into the final plans for the property.

() 3. The vehicle dead end condition shown at ____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

700 Fairmount Avenue Towson, Maryland . 1204

Case No. CR-88-79

Gentlemen:

Board of Appeals for a public hearing Out of Cycle reclassification. It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before September 29, 1987. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

See 258.12

June 11, 1987

RE: Requested Out-of-Cycle Processing For The

Preservation, Douglas G. Carroll, III.

The historic Trentham Mansion dating in part to the

My plan as the purchaser, is to maintain and restore the

In order to convert this historic building to offices, the

The contract of sale was not signed until after the closing

The mansion is suffering significant deterioration and it

eighteenth century is surrounded by the Queen Anne Village

Apartments, and as zoned D.R.16 and D.R.2.0, it cannot be

exterior and grounds, while converting the interior to office

outdated D.R.16 and D.R.2.0 classification must be converted to

of the final petition, reclassification cycle, and, hence, this

request to take this historic preservation RO request

will suffer considerable further damage from weather and the elements if required to wait through the 1987 and 1988

out-of-cycle both in the public interest and due to emergency.

Historic Trentham Mansion, Village Queen Drive,

West of Cradfock Lane, Requested RO Zoning For

Contract Purchaser, DeChiaro Limited Partnership.

Mr. Joshua R. Wheeler, Chairman

4th Floor, Courts Building Towson, Maryland 21204

and Mr. Norman E. Gerber, Director

Members of the Baltimore County Planning Board.

Legal Owner

comprehensive zoning map process.

Office of Planning and Office of Planning and Zoning

Dear Chairman Wheeler, Mr. Gerber and Board Members:

economically restored and used for residential purposes.

September 17, 1987

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Bureau of

Engineering

Department of

Bureau of Fire Prevention

health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Traffic Engineering

State Poads Commission

DeChiaro Limited Partnership

RE: Out of Cycle Reclassification Petitioner: Douglas C. Carroll, III Reclassification Petition

This reclassification petition has been timely filed with the

Page Two Out of Cycle Reclassification September 17, 1987

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED: kkb (MS018)

Enclosures

cc: Development Engineering Consultants, Inc. 6603 York Road Baltimore, Maryland 21212

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

July 31, 1987

Mr. William Hackett Chairman, Board of Appeals Office of Law, Courthouse Towson, Maryland 21204

> Iter No. Property Owner: Location:

Existing Zoning:

Proposed Zoning:

Area:

District:

CR 38-79 DeChiaro Limited Partnership S/S Village Queen Drive, 158 feet W of Craddock Lane D.R. 16 and D.R. 2 R.O. .74 acres

Dear Mr. Hackett:

The proposed general office building can be expected to generate approximately 110 trips per day.

Very truly yours,

3rd Election District

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

Messrs. Wheeler and Gerber and Board Members June 11, 1987 Page 3

> I and all connected with the project will be glad to respond to any questions or comments of the various agencies

> > Respectfully pubmitted. Douglas G. Carroll, III

DGC.111/jmg

cc: Baltimore County Planning Board Members Honorable Charles E. Ruppessberger, Esquire, 3rd District Baltimore County Landmarks Commissions Baltimore County Board of Appeals Mr. John McGrain, Office of Planning & Zoning Dechiaro Limited Partnership Thomas D. Washburne, Esquire Baltimore County Zoning Commissioner's Office

Messes. Wheeler and Gerber and Board Members June 11, 1987 Page 2

In summary, I ask for out-of-cycle consideration due to the following elements all related to the public interest and the emergency nature of the need to stabilize this deteriorating historic building, namely:

1. The Trentham Mansion has considerable historic significance, and it is worthy of preservation.

2. The property is on the Baltimore County Historic Landmarks List.

3. The requested RO zoning will allow office use, the only economic use which can justify the cost of stabilization. restoration and preservation.

4. The requested RO zoning would be in harmony, and the mansion used for effices would be highly compatible, with its surrounding apartment and townhouse community.

5. This historic building will suffer further damage and deterioration, perhaps irrepairable, if required to wait through the 1987 and 1988 map process for its correct RO zening.

6. I will be requesting zoning changes only for the footprint of the present building and outbuildings. I will be placing easements on all external features and will be restoring under the guidelines of the Landmarks Commission. The Valley's Planning Council has reviewed my plan and voices no objection to the change. I have the support of The Landmarks Commission, and Baltimore County Historic Trust.

For all of these reasons in the public interest and due to the public emergency nature of this historic property in danger of being lost, I respectfully ask that the Planning Board and Planning Staff make a favorable recommendation to the County Council to take this matter out-of-cycle during the present

June 10, 1987

Office of Planning & Zoning Baltimore County County Office Building 111 W. Chesapeake Avenue Towson, MD 21204

Gentlemen:

I am requesting an emergency change in zoning for the Trentham Mansion as outlined in the copy of the letter to the Planning Board enclosed herein.

Douglas &: Carrell

Brooklandville, MD 21022

P.O. Box 713

301/823-2640

To be more specific on the issue of error and change, please allow me to point out the following:

- The impact of the surrounding apartments and pool within 35 feet of the building made it unusable as a single family dwelling.
- 2. The sad deterioration over the last two decades, plus recent gutting of the interior makes renovation extremely costly, and office use is the only means to those funds.
- 3. DR-16 formerly permitted the office use option and when this was changed, Trentham should have gone to R.O. The DR-16 zoning on an historic site encourages demolition of the site in order to increase density.

The changes in the area and building itself are remarkable in the last few years. The grounds are covered with townhouses and the building is very near condemnation. This is one of the oldest houses in Baltimore County and a zoning change of the footprint of this historic site will assure its complete renovation.

June 18, 1987

Mr. Joshua R. Wheeler. Chairman and Mr. Norman E. Gerber, Director Members of the Baltimore County Planning Board. Office of Planning and Office of Planning and Zoning 4th Ploor, Courts Building Towson, Maryland 21204

RE: Requested Out-of-Cycle Processing For The Historic Trentham Mansion, Village Queen Drive, West of Craddock Lane, Requested RO Zoning Por Preservation, Douglas G. Carroll, III, Contract Purchaser, DeChiaro Limited Partnership. Legal Owner

Dear Chairman Wheeler, Mr. Gerber and Board Members:

The historic Trentham Mansion dating in part to the eighteenth century is surrounded by the Queen Anne Village Apartments, and as zoned D.R.16 and D.R.2, it cannot be economically restored and used for residential purposes.

My plan as the purchaser, is to maintain and restore the exterior and grounds, while converting the interior to office space.

In order to convert this historic building to offices, the outdated D.R.16 and D.R.2 classification must be converted to

The contract of sale was not signed until after the closing of the final petition, reclassification cycle, and, hence, this request to take this historic preservation RO request out-of-cycle both in the public interest and due to emergency.

The mansion is suffering significant deterioration and it will suffer considerable further damage from weather and the elements if required to wait through the 1987 and 1988 comprehensive zoning map process.

Messrs. Wheeler and Gerber and Board Members June 18, 1987 Page 2

In summary, I ask for out-of-cycle consideration due to the following elements all related to the public interest and the emergency nature of the need to stabilize this deteriorating mistoric building, namely:

1. The Trentham Mansion has considerable historic significance, and it is worthy of preservation.

2. The property is on the Baltimore County Historic Landmarks List.

3. The requested RO zoning will allow office use, the only economic use which can justify the cost of stabilization, restoration and preservation.

4. The requested RO zoning would be in harmony, and the mansion used for offices would be highly compatible, with its surrounding apartment and townhouse community.

5. This historic building will suffer further damage and deterioration, perhaps irrepairable, if required to wait through the 1987 and 1988 map process for its correct RO zoning.

6. The proposed office zoning will be used only for the present buildings and no other buildings will be built. I will be placing easements on all external features and will be restoring under the guidelines of the Landmarks Commission. The Valley's Planning Council has reviewed my plan and voices no objection to the change. I have the support of The Landmarks Commission, and Baltimore County Historic Trust.

For all of these reasons in the public interest and due to the public emergency nature of this historic property in danger of being lost, I respectfully ask that the Planning Board and Planning Staff make a favorable recommendation to the County Council to take this matter out-of-cycle during the present process.

Messrs, Wheeler and Gerber and Board Members June 18, 1987 Page 3

1 and all connected with the project will be glad to respond to any questions or comments of the various agencies involved.

Respectfully submitted,

Douglas G. Carroll, III

DGC, 111/jmg

cc: Baltimore County Planning Board Members Honorable Charles E. Ruppessberger, Esquire, 3rd District Baltimore County Landmarks Commissions Baltimore County Board of Appeals Mr. John McGrain, Office of Planning & Zoning DeChiaro Limited Partnership Thomas D. Washburne, Esquire Baltimore County Zoning Commissioner's Office

BALTIMORE COUNTY PLANNING BOARD RESOLUTION

June 18, 1987

WHEREAS, Pursuant to Subsection 2-58.1(1) of the Baltimore County Code 1978 as amended, the Baltimore County Planning Board has reviewed the request by Douglas G. Carroll, III to exempt from the zoning cycle the subject reclassification petition;

WHEREAS, The Planning Board believes that early action is required on this petition to assist in the efforts to preserve this historic structure; now, therefore, be it

RESOLVED, That the Baltimore County Planning Board hereby certifies to the County Council of Baltimore County that early action on the subject Zoning Reclassification Petition would be in the public interest and is needed because of the emergency nature of the request.

I HEREBY CERTIFY that this resolution was duly adopted by the Baltimore County Planning Board at its meeting in Towson, Maryland, on June 18,

June 19, 1987

Baltimore County Planning Board

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Mr. Norman E. Gerber, Director TO..... Office of Planning and Zoning

FROM Mr. Paul J. Solomon, Head Environmental Planning Section

SUBJECT Trentham Mansion Property Environmental Impact Assessment of Proposed Use as Office Space

> There is no apparent basis for opposing out of cycle processing request on environmental grounds. Maintaining the extension in an acceptable historic, architectural state is really all that can be extracted at this point.

> > Mental Planning Section

PJS/jat

The second second

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Malcolm F. Spicer, Jr. TO .. County . Attorney

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

Date____June 19, 1987

Trentham Mansion Property: Zoning Reclassification Petition SUBJECT_Request_for_exemption_from_cyclical procedures

Attached please find the subject resolution adopted by the Planning Baord at its meeting on June 18, 1987. Please prepare the necessary

NEG:slb

Attachment

The Hon. Dennis F. Rasmussen County Executive B. Melvin Cole County Administrative Officer The Hon. Norman W. Lauenstein, Chairman Baltimore County Council Members, Baltimore County Council Thomas Toporovich County Council Secretary - Administrator William T. Hackett, Chairman County Board of Appeals Phyllis Cole Friedman People's Counsel James E. Dyer Zoning Supervisor J.G. Hoswell Carl Richards

County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204

(301) 494-3180

October 16, 1987

Mr. Gary D. Raffel 16 Spectator Lane Owings Mills, MD 21117

> RE: Case No. CR-88-79 DeChiaro Limited Partnership (Trentham Mansion Property)

Dear Mr. Raffel:

In response to your letter of October 14, 1987, the case involving the Trentham Mansion property was heard before this Board on September 30, 1987, and testimony and evidence was received.

Enclosed please find a copy of the Board's Opinion and Order dated October 13, 1987 concerning the subject matter.

Sincerely,

William T. Hackett, Chairman County Board of Appeals

Encl.

cc: Hon. Melvin G. Mintz Baltimore County Council Hon. C. A. Dutch Ruppersberger Baltimore County Council

Newton A. Williams, Esquire Nolan, Plumhoff & Williams, Chartered 204 West Pennsylvania Avenue Tewson, Maryland 21204

July 9, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION S/S Village Queen Drive, 158' W of Craddock Lane 3rd Election District - 3rd Councilmanic District DeChiaro Limited Partnership (Owner) Douglas G. Carroll, III - Contract Purchaser Case No. CR-88-79 (Out of Cycle Reclassification)

IME:	10:00 a.m.			
	Wednesday,	September	30,	1987

PLACE: Room 218, Courthouse, Towson, Maryland

William T. Hackett, Chairman

County Board of Appeals

WTH:med

ccs: DeChiaro Limited Partnership 700 Fairmount Avenue Towson, Maryland 21204

People's Counsel for Balto. Co.

Mr. Douglas G. Carroll, III P.O. Box 713 Brooklandville, Maryland 21022

THIS IS TO ADVISE THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING & POSTING COSTS RE THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID & THE SIGN AND POST RETURNED TO THE ZONING OFFICE, ROOM 113, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED. W.T.H.

CPS-008

16 Spectator Lane Owings Mills, Maryland 21117 October 14, 1987

The Baltimore County Board of Appeals Second Floor--Courthouse Towson, Maryland 21204

Re: Trentham Mansion

Gentlemen:

I am a resident and property owner in the Queen Anne Village subdivision which adjoins the Trentham Mansion property. Although I am very interested in the future disposition of the property, I have unfortunately been unable to attend any of the zoning hearings which have taken place with respect to the property.

Although I am in favor of any project which will restore the Mansion, I am curious to know what arrangement the developer has made with respect to parking and access to the Mansion property. Clearly, improper placement, inadequate or over-adequate parking facilities would detract from the structure of the building itself. Moreover, because the road leading to the Mansion is connected to the road system of Queen Anne Village, which is a privately owned system, I wish to know whether the placement of the Mansion's parking facilities may result in an increased amount of road usage through the community, particularly with respect to cars driving from Reisterstown Road through Village Queen Drive. Increased traffic may create an unreasonable financial burden on residents of Queen Anne for previously uncontemplated road repair.

At the present time the Mansion is in a terrible state of disrepair. Although the former owner, the DeChiaro-Rachuta Group performed maintenance to a certain extent on some of the out-buildings, the Mansion itself was neginated. Notwithstanding the poor state of the Mansion, the Board or Appeals should not feel that it is in a race against time to approve this project so that the Mansion can be rehabilitated. Regardless of the Board of Appeals' disposition of this rezoning request, the owner of the Mansion is by law required to maintain and repair the Mansion. Under Title 22, Ar | cle V \$22-053 of the Baltimore County Code, entitled "Demolition by Neglect", the owner of a historic landmark is deemed to actually be demolishing a building if such owner willfully neglects the maintenance and/or repair of a building or structure. Therefore, whether the other present zoning change request is approved or not should not make any difference as to whether the Mansion is maintained.

The Baltimore County Board of Appeals October 14, 1987 Page Two

I would appreciate hearing from the Board of Appeals with respect to the above concerns which I have raised.

Thank you for your consideration

Sincerely yours,

cc: Melvin G. Mintz Charles "Dutch" A. Ruppersberger, III

LAW OFFICES GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER GARRETT BUILDING 233 E. REDWOOD STREET BALTIMORE, MD. 21202



THE PALTIMORE COUNTY BOARD OF APPEALS SECOND FLOOR--COURTHOUSE TOWSON, MD 21204

EXITIMORE COUNTY, MAINLAND

INTER-OFFICE CORRESPONDENCE

James E. Dyer Date July 8, 1987 To Zoning Office Kathi Weidenhammer PROM Administrative Secretary Out-of-Cycle Reclassification --

Case No. CR-88-79 (DiChiaro Ltd. Partnership)

Per a telephone conversation with Bettye du Bois of your staff, we are holding the date of Wednesday, September 30, 1987 at 10:00 a.m. for the subject hearing (Trentham Mansion Property). Attached is a copy of Resolution No. 20-87 passed by the County Council on July 6 approving the exemption of this reclassification petition from the regular cyclical procedure.

Attachment

cc: Bettye du Bois James G. Hoswell People's Counsel County Council of Baltimore County Court House, Coluson, Maryland 21204 (301)-194-3196

Mr. William T. Hackett, Chairman

Baltimore County Board of Appeals

Old Court House

Dear Mr. Hackett:

Towson, Maryland 21204

COUNCIL

Ronald B. Hickernell PHIST DISTRICT

> Melein G. Mintz SECOND DISTRICT

Charles A. Ruppersherger, 111

THIPD DISTINCT

Barbara F. Bachur FOURTH DISTRICT Norman W. Lavenstein

FIFTH DISTRICT CHARMAN William R. Evans

SWINDISTRICT Dale T. Volz

Thomas Toporovich

Attached please find Resolution No. 20-87 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of the DeChiaro Limited Partnership, owner and Douglas G. Carroll, III, contract purchaser, for a .74 acre parcel of land on Village Queen Drive should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1985 Cumulative Supplement, as amended.

July 7, 1987

This Resolution was passed by unanimous vote of the County Council on July 6, 1987 and is being forwarded for your attention and appropriate

Sincerely,

Enclosure

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND Legislative Session 1987, Legislative Digital -14 P 3

Resolution No. 20-87

Mr. CHARLES E. RUPPERSBERGER, Councilman By Request of County Executive

By the County Council, July 6, 1987

A RESOLUTION to approve the Planning Board's certification that the zoning reclassification patition filed on behalf of DeChiaro Limited Partnership, owner and Douglas G. Carroll, III, contract purchaser, for a .74 acre parcel of land on Village Queen Drive should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1985 Cumulative Supplement, as amended.

WHEREAS, the Planning Board, by Resolution dated June 18, 1987, has certified that early action on the Petition for Zuning Reclassification filed on behalf of Dechiaro Limited Partnership and Douglas G. Carroll, III, requested a reclassification of the above described property would be in the public interest; and

WHEREAS, the County Council of Baltimore County, in accordance with the provisions of Section 2-58.1(i) may approve said certification and exempt the Petition for Zoning Reclassification from the regular cycle procedures of Section 2-58.1.

NOW THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the certification by the Planning Board that early action on the zoning Reclassification Petition filed on behalf of DeChiaro Limited Partnership and Douglas C. Carroll, III, be and the same is hereby approved; and

BE IT FURTHER RESOLVED that the Board of Appeals shall schedule a public hearing on said Petition in accordance with Section 2-58.1(i) of the Baltimore County, Code.

LAW OFFICES

NOLAN, PLUMHOFF & WILLIAMS CHARTERES

OF COUNSEL

BALPH E. DEITZ

9026 LIBERTY ROAD

RANDALLSTOWN, MARYLAND 21133

(SIG-550 FOC)

HUSSELL J. WHITE

NEWTON A. WILLIAMS WILLIAM M. HEBSON, JR 204 WEST PENNSYLVANIA AVENUE THOMAS J. RENNER WILLIAM P. ENGLEHART, JR TOWSON, MARYLAND 21204 STEPHEN J. NOLAN* (301) 823-7800 ROBERT L. HANLEY JR. ROBERT 5 GLUSHAROW DOUGLAS L. BURGESS

July 13, 1987

The Honorable William T. Hackett Chairman - County Board of Appeals Court House Towson, Maryland 21204

> RE: Petition For Zoning Reclassification To DeChiaro Limited Partnership (Owner) Douglas G. Carroll, III, Contract Purchaser Case No.: CR-88-79 (Out-of-Cycle Reclassification, Scheduled Hearing Date Wednesday, September 30, 1987 at 10 a.m.

Dear Chairman Hackett:

J. PARLE PLUMHOFF

LOUIS O. CLOSE, III

"ALBO ADMITTED IN D.C.

Our office has just received a Notice, dated July 9, 1987, from the Board setting this case for Wednesday, September 30, 1987 at 10 a.m.

Early in the process, Dr. Carroll consulted our office, and we did aid him with various parts of the filing, but he made a decision to file the case in proper person.

So far as we know, it is his present decision to proceed to try the case in proper person on Wednesday, September 30, 1987, and we believe in this respect he has the strong support of the Office of Planning and Zoning, including those persons assigned to the historical section, as well as to the testimony section.

Accordingly, it would be greatly appreciated if you would show Dr. Carroll as the principal party, and if he wishes, you can continue to show our office as an interested party, but not at this point as attorneys for the petitioner.

FS & A HI M TON

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman TO Baltimore County Board of Appeals Date August 24, 1987

Norman E. Gerber, AICP, Director PROM Office of Planning and Zoning

SUBJECT Zoning Reclassification No. C.-88-79

This is a request for a change from D.R. 16 to the R.O. zoning classification. and the petitioner has submitted documentation in conformance with Section 2-58.1(1) of the Baltimore County Code. DeChiaro Limited Partnership is the owner and Douglas G. Carroll, III, the contract purchaser. The 0.74-acre parcel of land. located on the southwest corner of Craddock Lane and Village Queen Drive, is the site of Trentham and several outbuildings.

Trentham and the outbuildings were proposed for the agenda of the Landmarks Preservation Committee on May 17, 1977. The Committee placed the site, described as "Trentham, (main house and immediate cluster of buildings)" on the Preliminary Landmarks List on July 19, 1977. The County Council voted the site onto the Final Landmarks List on September 5, 1978, and it was added to the Baltimore County Code. 1978, Title 22, Section 22-169 (a) (14).

In recommending that this petition be exempted from cyclical procedures, the Baltimore County Planning Board stated, in part, that early action is required to assist in the efforts to preserve this historic structure; this office shares that viewpoint. The buildings are deteriorating, and this office believes that the plans submitted by the contract purchaser offer an excellent opportunity for restoration and that, as such, will be in the public interest. Both the Landmarks Preservation Committee and the Maryland Environmental Trust are supportive of the subject proposal.

In summation, this office recommends that the petitioner's request for R.O. zoning be granted, believing that not to do so would indeed be an error.

NEG:bjs

CC: Phyllis Cole Friedman, People's Council Douglas G. Carroll, III P.O. Box 713 Brooklandville, MD 21022 John McGrain, Historian-for-Life

John J. Dillon, Jr., Senior Area Planner Carl Richards

1987 AUG 26 P 12: 29 J.G. Hoswell

COUNTY BOARD OF APPEALS

CP5-008

The Honorable William T. Hackett July 13, 1987 Page 2

We wish Dr. Carroll every success, and we are sure that the Board will see the merits of his case, and the basis of the decision is a finding by Dr. Carroll that he has more time and opportunity to go forward with this case than he thought he was going to have, and he feels that he can do a more than adequate job on his own, and this has been our experience with him. With best regards to all concerned, I am

Respectfully,

Newton

Newton A. Williams

NAW/jmg

cc: The Honorable Arnold Jablon Zoning Commissioner

> Phyllis C. Friedman, Esquire People's Counsel Peter M. Zimmerman Deputy People's Counsel

Mr. James G. Hoswell Office of Planning and Zoning

Mr. John W. McGrain Office of Planning and Zoning

Dr. Douglas G. Carroll, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Baltimore County Planning Board

Date August 25, 1987

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

Zoning Petition No. CR-87-255; Amended Plans SUBJECT Greenspring Associates Limited Partnership; Cycle IV, Item 7

The petitioner has amended the subject petition, reducing the request for B.R.-I.M. zoning to a 6.16-acre site and has submitted documentation proposing a 10-unit motion picture theater. After reviewing the amended plans, this office recommends that the existing zoning classification, M.L.-I.M., be retained. This 6.16-acre parcel of land is part of a larger property having only one access point to Reisterstown Road; a shopping center is under construction on the front portion of the property. Consequently, this office does not believe that additional commercial zoning should be granted here. Finally, it is this office's opinion that the existing zoning Is appropriate and that the zoning map is correct. Any number of uses are permitted on the existing industrially-zoned property, both as of right and by special exception.

A draft comment has been prepared for your consideration.

NEG:slb

Enclosure

CR-88-79

10:00 a.m.

Wednesday,

Out of Cycle

Filed 6/12/87

September 30, 1987

cc: William 1. Hackett, Chairman Board of Appeals

THE RESERVE AS

John B. Howard Phyllis Cole Friedman, People's Counsel Carl Richards, Zoning Administrator

S/S Village Quenn D.ive, 158' W of Craddock Lane

Existing Zoning - D.R. 16 and D.R. 2

Petitioner: DeChiaro Limited Partnership (Owner)

Contract Purchaser: Douglas G. Carroll, III

3rd Councilmanic District

3rd Election District

Proposed Zoning - R.O.

.74 Acres

AUG 27 1987

The state of the s

ZONING OFFICE

CYCLE IV, ITEM 3 CR-87-255

ACREAGE: 6.16 PROPERTY OWNER: Greenspring Associates Limited Partnership LOCATION: N/S of Tob!: Lane, N/E of I-795, S/W of Reisterstown Road ELECTION DISTRICT: 3 COUNCILMANIC DISTRICT: 3

RECOMMENDED DATE OF HEARING: Week of March 30, 1987

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: M.L.-I.M. EXISTING ZONING: M.L.-I.M. REQUESTED ZONING: B.R.-I.M.

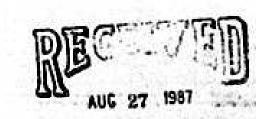
PLANNING BOARD RECOMMENDATION: Retain Existing Zoning (M.L.-I.M.)

This property is located near Reisterstown and Greenspring Valley Roads in northwest Baltimore County. To the south, is a residential development on D.R. 16 zoned land; to the west, the Northwest Expressway; to the north, industrial development on property zoned M.L.-I.M.; to the east, the remainder of the subject property overall holding where a shopping center is under construction on commercially-zoned property. The petitioner is requesting a change from M.L.-I.M. to the B.R.-I.M. zoning classification and has chosen to submit documentation proposing a 10-unit motion picture theater.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned M.L.-I.M. During the preparation and processing of the map, the zoning of this site was not identified as a specific issue before either the Planning Board or the County Council. The County Council reaffirmed M.L.-I.M. zoning here.

The Planning Board is of the opinion that the existing zoning provides for a reasonable use for the land, that ample commercial opportunities have been provided for in the area and that the zoning map is correct. Finally, the Board believes that it would be unwarranted to increase the size of this center when it is restricted to one access point to Reisterstown Road.

It is therefore recommended that the existing zoning, M.L.-I.M., be retained.



ZONING OFFICE

INTER-OFFICE CORRESPONDENCE

TO Baltimroe County Planning Board

Norman E. Gerber, AICP, Director

FROM Office of Planning and Zoning

Zoning Petition No. CR-87-255; Amended Plans SUBJECT_Dennis Grainger Limited Partnership; Cycle IV, Item 3

After reviewing the subject plans, this office believes the petitioner's request for O-1 zoning should be granted if the developer provides occess to the site from Brenbrook Road through the intervening properties; otherwise, D.R. 5.5 zoning should be retained. A draft comment has been prepared for your consideration.

Date August 25, 1987

NEG:slb

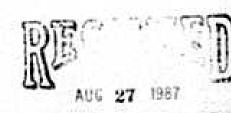
Enclosure

cc: William T. Hackett, Chairman Baltimore County Board of Appeals

Zell Margolis, Esq.

Phyllis Cole Friedman

Carl Richards, Jr., Zoning Coordinator



ZONING OFFICE

Dennis F. Rasmussen

BALTIMORE COUNTY, MARYLAND DRAFT

INTER-OFFICE CORRESPONDENCE

William T. Hackett, Chairman

Date September 17, 1987 TO County Board of Appeals

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

Zoning Petition No. CR-87-251; Amended Plan SUBJECT Dennis Grainger Limited Partnership; Cycle IV, Item 3

At its regular meeting today, the Baltimore County Planning Board adopted the following comment for the subject petition.

This property is located near the Intersection of Liberty and Brenbrook Roads in western Baltimore County. To the east is the site of the proposed Liberty Road Multi-Government Center on D.R. 5.5 zoned land; to the south and west, single-family dwellings on properties zoned D.R. 3.5 and D.R. 5.5; to the north, on the opposite side of Liberty Road, single-family and multifamily residences and an R.O. zoned parcel of land. The petitioner is requesting a change from D.R. 5.5 to the O-1 zoning classification and has submitted documented plans proposing to construct 132,056 square feet of floor area housed in one structure.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned D.R. 5.5. During the preparation and processing of the map, the zoning of this property was identified as a specific issue before both the Planning Board and the County Council (part of 2-11). At that time the request was for a change from B.R. zoning. The planning staff recommended D.R. 5.5 zoning; the Planning Board recommended D.R. 10.5 zoning. The County Council reaffirmed the existing D.R. 5.5 zoning here.

The Planning Board believes that 0-1 zoning would be appropriate here if access is provided to Brenbrook Road through the intervening properties. If the access is not provided by the petitioner, the Board believes that D.R. 5.5 zoning should be retained.

It is therefore recommended that the petitioner's request for 0-1 zoning be granted subject to the provision of access to Brenbrook Road.

Norman E. Gerber, AICP

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DeCHIARO LTD. PARTNERSHIP

S/s Village Queen Drive, 158' W of Craddock Lane

D.R. 16 and D.R. 2 to R.O. (Documented)

(Trentham Mansion Property)

June 12, 1987 Petition filed

Douglas G. Carroll III P.O. Box 713 Brooklandville, MD 21022

700 Fairmount Avenue Towson, MD 21204

Newton A. Williams, Esq. NOLAN, PLUMHOFF & WILLIAMS 204 W. Pennsylvania

Mr. James Earl Kraft Baltimore Co Board of Education 940 York Road 21204

Hon. C. A. Dutch Ruppersberger

Baltimore County Council

James G. Hoswell Arnold Jablon Jean M. H. Jung James E. Dyer

Per telephone conversation with Newton Williams, Esq - 6/18

He is no longer representing the Petitioner in the out-of-cycle reclassification petition for Historic Trentham Mansion, Village Queen Drive which was filed June 12, 1987.

The Petitioner is representing himself re the above reclass.

6/]8/87

M. 37941 RALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIFT 10/6/87 R-01-615-000 SIGN & POST Mr. Douglas G. Carroll, III, 1115 Valley Rd., Brooklandville, Md. 21072 ADVERTISING & POSTING COSTS RE CASE #CR-88-79 B 8035****12046:a 2058F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Zoning Communicar

1981 SEP 29 P 12: 26

September 29, 1987

Mr. Douglas G. Carroll, III P.O. Box 713 Brooklandville, Maryland 21022

> RE: PETITION FOR ZONING RECLASSIFICATION S/S Village Queen Drive, 158' W of Craddock La. 3rd Election District - 3rd Councilmanic District DeChiaro Limited Partnership (Owner) Douglas G. Carroll, III - Contract Purchaser Case No. CR-88-79 (Out of Cycle Reclassification)

Dear Mr. Carroll:

This is to advise you that \$120.46 is due for advertising and posting of the above property. This fee must be paid before an Order

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

> J. ROBERT HAINES Zoning Commissioner

Ar. William T. Hackett, Chairman, Board of Appeals

#CR-88-79

3rd Election District 3rd Councilmanic District

(Out of cycle)

Contract Purchaser/Petitioner 🗸

DeChiaro Limited Partnership Owner/Petitioner

Towson, MD 21204

Phyllis Cole Friedman

Norman E. Gerber Margaret E. du Bois People's Counsel V

(Interested party only)

IN THE MATTER OF THE

PETITION FOR RECLASSIFICATION

FROM D.R. 16 & D.R. 2 TO R.O. ZONE

S/S Village Queen Dr., 158' W of

Craddock La., 3rd Election District,

3rd Councilmanic District

: BEFORE THE COUNTY BOARD OF APPEALS
: OF BALTIMORE COUNTY

DE CHIARO LTD. PARTNERSHIP, Petitioner Case No. CR-88-79 (out of cycle)

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to De Chiaro Ltd.

Partnership, 700 Fairmount Ave., Towson, MD 21204, Petitioner; and Douglas
G. Carroll, III, P. O. Box 713, Brooklandville, MD 21022, Contract Purchaser.

STABORN TO BORNE OF APPEALS

Peter Max Zimmerman

