

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W/S Courtland Avenue, 285' S		
of centerline of Susquehanna Avenue	*	DEPUTY ZONING COMMISSIONER
9 th Election District		
4 th Councilmanic District	*	OF BALTIMORE COUNTY
(202 Courtland Avenue)		
	*	CASE NO. 00-011-SPH
Baltimore County, Maryland		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing filed by the legal owner of the subject property, Baltimore County, Maryland, by and through Virginia W. Barnhart, its County Attorney. The Petitioner is requesting the approval of a waiver pursuant to Sections 26-171 and 26-172 of the Baltimore County Code and from the General Design Standards as set forth in Sections 203(c)(8) and 26-278 of the Baltimore County Code to raze the subject dwelling located at 202 Courtland Avenue. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's 'Exhibit No. 1.

Appearing at the hearing on behalf of the request were: Tim Dugan, a representative of the Landmarks Preservation Commission for Baltimore County; C. Robert Loskot, Assistant County Attorney, appearing on behalf of the County Attorney's Office; and George Klunk, appearing on behalf of the Office of Budget and Finance. There were no protestants or other persons in attendance at the hearing.

Testimony and evidence revealed that the property which is the subject of this special hearing request is improved with a two-story frame dwelling which is unoccupied at this time. The subject dwelling is listed on the Maryland Historical Trust inventory as BA No. 1510. The subject property was formerly known as the Abbott House. Baltimore County owns the property

ORIGINAL RECEIVED FOR FILING

Date 8/26/99

By [Signature]

and is desirous of tearing down the historic structure to make way for the new Baltimore County Towson Police Station.

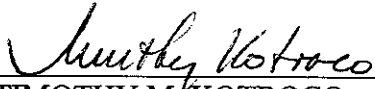
The request to raze the subject building was reviewed by the Landmarks Preservation Commission (L.P.C.) at their meeting on July 8, 1999. The Landmarks Preservation Commission has recommended that the Petitioner's Special Hearing Request be granted to allow the house to be razed. However, prior to tearing down the old structure, the L.P.C. has requested that photographic documentation be submitted to the County Historian prior to the demolition of the house.

Based upon the testimony and evidence presented, I am persuaded to grant the requested special hearing relief. The undisputed testimony and evidence presented demonstrated that the subject house is of little historic value and need not be preserved. Therefore, pursuant to the advertisement, posting of the property and public hearing held thereon, and for the reasons set forth above, the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 26th day of August, 1999 that the Petitioner's Special Hearing request to approve a waiver pursuant to Sections 26-171 and 26-172 of the Baltimore County Code and from the General Design Standards as set forth in Sections 203(c)(8) and 26-278 of the Baltimore County Code to raze the existing dwelling located at 202 Courtland Avenue in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED subject to the following conditions and restrictions:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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 an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2. The special hearing relief granted herein is contingent upon the Petitioner's submittal of photographic documentation of the subject house, prepared to National Register standards, as approved by the County Historian.
3. When applying for any building permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 8/26/99
By R. J. Emerson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 26, 1999

Virginia W. Barnhart, County Attorney
Baltimore County Office of Law
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 00-011-SPH
Property: 202 Courtland Avenue

Dear Ms. Barnhart:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. George Klunk
Office of Budget & Finance
400 Washington Avenue
Towson, Maryland 21204

C. Robert Loskot, Asst. Co. Atty.
Baltimore County Office of Law
400 Washington Avenue
Towson, Maryland 21204

Mr. John McGrain
County Historian
401 Bosley Avenue, Room 406
Towson, Maryland 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at ~~205 Desley Avenue and~~
202 Courtland Avenue
which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management. 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 for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(c)(8) and Section 26-278 to raze ~~205 Desley Avenue (MHT BA # 4507)~~ and 202 Courtland Avenue (MHT BA # 1510).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Virginia Barnhart, County Attorney
Name - Type or Print _____
Signature Virginia N. Barnhart
Law Office
Company _____
200 Washington Ave. M.S. 2209 410-887-4420
Address _____ Telephone No. _____
TOWSON MD 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print _____
Signature _____
Baltimore County
Name - Type or Print _____
Signature James J. Maloney
Bureau of Land Acquisition
111 W. Chesapeake Ave. 410-887-3270
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

Representative to be Contacted:

George Klunk, Office of Budget & Finance
Name _____ M.S. _____
400 Washington Ave. 2109 410-887-8157
Address _____ Telephone No. _____
Towson MD 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING _____

Reviewed By MJK Date 7/9/99

Metes and Bounds Description of
6822 Sq. Ft./0.157 Ac. Lot
At 202 Courtland Avenue
See SP 9-140-1

BEGINNING FOR THE SAME at a point on the Westerly right of way line of Courtland Avenue, said point being 250 feet southerly from the southerly right of way line of Susquehanna Avenue, thence binding on said westerly right of way line;

- 1) Southerly 63.00 feet, thence leaving said right of way line;
- 2) Westerly 108.15 feet;
- 3) Northerly 63.00 feet and;
- 4) Easterly 108.40 feet to the place of beginning containing 6822 Sq. feet or 0.157 Acres of land, more or less.

BEING THE SAME AND ALL AS that parcel of land conveyed by and described in a deed from J. Donald Connor to Baltimore County, Maryland dated 3 January 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6847 page 259.

11

00-011-SPH

00-011-264

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-011-SPH
202 Courtland Avenue
W/S Courtland Ave., 285 S of
centerline Susquehanna Ave.
9th Election District
4th Councilmanic District
Legal Owner(s): Baltimore
County

Special Hearing: to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(c)(8) and Section 26-278 to raze 202 Courtland Avenue.

Hearing: Thursday, August 19, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Easley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JLU/8/22 Aug. 3 6958786

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/5/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Tues 8/3/, 1999.

THE JEFFERSONIAN,

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 00-012 SPH
00-011 SPH

Petitioner/Developer: _____

DACTO Co. Z.C.

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 202 COURTLAND AVE.

(2 SIGNS)

The sign(s) were posted on 8/4/99
(Month, Day, Year)

Sincerely,

Gary C. Freund 8/4/99

(Signature of Sign Poster and Date)

GARY C. FREUND

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

July 23, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-011-SPH
202 Courtland Avenue
W/S Courtland Avenue, 285' S of centerline Susquehanna Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Baltimore County

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(c)(8) and Section 26-278 to raze 202 Courtland Avenue.

HEARING: Thursday, August 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Virginia Barnhart, Esquire, Law Office, MS 2209
Baltimore County, Bureau of Land Acquisition, MS 1105
George Klunk, Office of Budget & Finance, MS 2109

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 17, 1999**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
202 Courtland Avenue, W/S Courtland Ave,
285' S of c/l Susquehanna Ave
9th Election District, 4th Councilmanic

Legal Owner: Baltimore County, Md.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-11-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Virginia W. Barnhart, Esq., Baltimore County Office of Law, 400 Washington Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 23, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-011-SPH
202 Courtland Avenue
W/S Courtland Avenue, 285' S of centerline Susquehanna Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Baltimore County

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(c)(8) and Section 26-278 to raze 202 Courtland Avenue.

HEARING: Thursday, August 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Virginia Barnhart, Esquire, Law Office, MS 2209
Baltimore County, Bureau of Land Acquisition, MS 1105
George Klunk, Office of Budget & Finance, MS 2109

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 4, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 3, 1999 Issue – Jeffersonian

Please forward billing to:

George Klunk 410-887-8157
Office of Budget & Finance
400 Washington Avenue
Towson, MD 21204

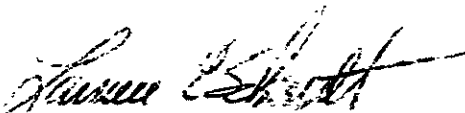
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-011-SPH
202 Courtland Avenue
W/S Courtland Avenue, 285' S of centerline Susquehanna Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Baltimore County

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(c)(8) and Section 26-278 to raze 202 Courtland Avenue.

HEARING: Thursday, August 19, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

59
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 11

Petitioner: Baltimore County

Address or Location: 202 Courtland Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: George Klunk, Office of Budget & Finance

Address: 400 Washington Ave (Rm. 2109)

Towson MD 21204

Telephone Number: 410-887-8157

Revised 2/20/98 - SCJ

00-011-SPH



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 13, 1999

Virginia Barnhart, County Attorney
Law Office, M.S. 2209
400 Washington Avenue
Towson, MD 21204

Dear Ms. Barnhart:

RE: Case No.: 00-011-SPH, Petitioner: Baltimore County,
Location: 202 Courtland Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 9, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

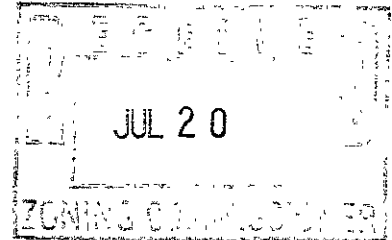
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: July 20, 1999

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: No. 202 Courtland Avenue



INFORMATION

Item Number: 00-011-SPH
Petitioner: Baltimore County (George Klunk)
Zoning: BM-CT
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The "Abbott House," MHT # BA 1510, 202 Courtland Avenue, was entered on the Maryland Historical Trust (MHT) Inventory by Historic Towson, Inc., in 1978 as a contributing structure in a Colonial Revival era residential neighborhood. The neighborhood is all but extinct today, and this vernacular structure itself has lost considerable amounts of its historic features.

At their meeting on July 8, 1999, the LPC (Landmarks Preservation Commission) reviewed the demolition proposal for this structure and agreed (with one vote in opposition) to recommend approval, conditioned on the submittal of National Register level photographic documentation, as approved by the County Historian.

Section Chief:

KA:rlh

c: George Klunk



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 21, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 19, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

525, 526, 528, 529, 531, 532, 002, 003, 004, 007, 008,
009, 010, (011), 012, AND 013.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.20.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

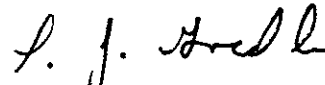
RE: Baltimore County
Item No. 011 MJK

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 7.24.00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 011 32

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Landmarks Preservation Commission

401 Bosley Avenue
Towson, Maryland 21204
(410) 887-3495
Fax: (410) 887-5862

Preliminary Agenda*
for the
Thursday, July 8, 1999
MEETING
beginning at 7:00 p.m. in
Room 407, County Courts Building
401 Bosley Avenue
(enter from the Courthouse Plaza)
Towson, Maryland

Meeting
of the
Landmarks Preservation Commission
Mr. Scott, Chairman

Call to order, introduction of Commissioners, statement of operating procedures, and
announcements

1. Review of today's Agenda
2. Minutes of the June 10, 1999 meeting
3. Actions on changes to County-owned structures
 - a. 9811 Van Buren Lane, "Almshouse" (Landmarks List # 45): Vote on approval of proposed restoration work
4. No scheduled public hearings
5. No actions on changes to privately-owned structures
6. Recommendations on development proposals
 - a. "The Smith House," MHT BA # 1507, 205 Bosley Avenue; and "The Abbott House," MHT BA # 1510, 202 Courtland Avenue (demolition)

EXH. A



7. Other Business

Adjournment

- * This tentative Agenda, published June 30, 1999 is subject to review and modification at the meeting.

If, because of a disability, you need a reasonable accommodation such as service or aid to participate in these events, please call the Office of Planning at 410-887-3495 or via TTY, at 1-800-735-2258 or 711, at least two work days before the event.

KRA:rlh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Landmarks Preservation Commission

DATE: July 2, 1999

FROM: John McGrain
County Historian

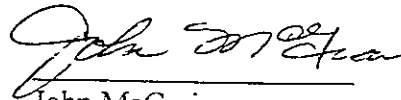
SUBJECT: Historical Analysis of MHT # BA 1507 and MHT # BA 1510

Baltimore County has applied for a special hearing to demolish two buildings in order to construct a new (Towson Police Precinct) building. The following information provides information regarding the proposed demolition of two frame buildings listed on the Maryland Historical Trust Inventory, dating from 1924 and 1925. Both structures have been adapted for office use and have lost their authenticity as vernacular structures of a viable residential area. While Courtland Avenue and lower Bosley Avenue was once home to actual families, the neighborhood has been chipped away since the 1950s and 1960s. The widening of Bosley Avenue in the mid-1970s rendered that street unlivable, certainly for families with children. When Historic Towson, Inc., made its 1978 study, the County Courts Building was flanked on the south by a row of frame houses that created a transition and a buffer between this oversized modern pike and the neighborhood of cottages to the south. The houses on Chesapeake Avenue and the bungalows on Susquehanna Avenue have subsequently vanished, leaving no continuity and no context for the few survivors. Detailed comment on the two structures is provided as follows.

1. No. 205 Bosley Avenue (MHT Site No. BA 1507), "The Smith House." This house was built for Charles W. Smith in 1924 by local developer George H. Stieber. Darlene Owings, site surveyor for the MHT and Historic Towson, Inc., wrote in 1978 of this house that it was the only exception to the process of road expansion where "the widening of Bosley Avenue left the east side of the street nearly stripped of historic value." Even in 1978, the house had lost its front porch and was being used as an office. Even then, the front of the house had been altered to the form it retains in 1999. The brick veneer front tacked onto this plain frame house contains a large, unhistorical, multi-paned window next to the front door. The gable peak, which faces the street, is infilled with clapboard, now devoid of paint, producing a blank expanse of wood.

A house of this type would have been built with a full-width front porch. Today, entrance is via a brick stairway leading to a brick platform. Darlene Owings described some well-crafted interior woodwork and a "totally designed" attic. This house stands alone on Bosley Avenue opposite the 1857 stone jail. Widening of Bosley Avenue took the tree that figured in Towson's only lynching of 1885; if the tree pointed out in the 1950s by old residents was indeed the right one. The trees planted to line Bosley Avenue form the context of the neighborhood and are the most valuable part of the parcel.

2. No 202 Courtland Avenue (MHT Site No. BA 1510), "The Abbott House." This house was built in 1925 for John Thomas Abbott by local developer George H. Stieber. This is a small house that Darlene Owings, site surveyor for the MHT and Historic Towson, Ins., described as "an important element in maintaining the residential scale of the neighborhood." This small street was once a livable neighborhood but for the last 21 years or more the houses have served as small professional offices. Only two houses survive on the west side of Courtland Avenue, five on the east side. No. 202 Courtland is not opposite the other frame houses but faces the sheltered parking area under the "Success for All" office building that bears the number 200 Towsontown Boulevard on one façade and 200 Washington Avenue on another. To the north is a frame house, a vernacular style structure at 204 Courtland, the law office of John Bernard Medairy. No. 202 Courtland Avenue lost its domestic style frame porch and now had only a brick stairway and brick entrance platform. This is a very plain house, covered with asbestos shingles; with abnormally few windows on the sidewall (south) facing the county fuel depot. The house backs up to some 20-year old trees planted to line the Towson loop road or lower Bosley Avenue. To the south of the house is a sterile asphalt paved area, part of the fuel depot. This house has almost no "context" any more in the preservation sense of that word. Both 202 and 204 Courtland are isolated, and without their original porches; they fail to create a sense or context of a Colonial Revival era residential street. The houses on the east side of Courtland Avenue are poorly maintained.


John McGrain

KA:rlh

ACTION SUMMARY, Item 6.a.

Meeting Date: 7/08/99

Deadline: 7/08/99

Site	No. 205 Bosley Avenue No. 202 Courtland Avenue
Historic status	"The Smith House," MHT BA # 1507 "The Abbott House," MHT BA # 1510
Applicant	Baltimore County government (George Klunk, Office of Budget & Finance)
Proposal	Demolition
LPC action	Recommendation to the Hearing Officer
Staff's suggestions	Recommend demolition conditioned on the submittal of National Register-level photographic documentation, as approved by the County Historian.
Authority for action	At the request of the Hearing Officer

MINUTES
Landmarks Preservation Commission
July 8, 1999

Present

Mr. Robert Scott
Mr. John Chalk
Mr. Tom Carski
Ms. Sandra Caslin
Ms. Dorothy Foos
Ms. Rosita Hill
Dr. Rhoda Dorsey
Ms. Marlene Koeppel
Ms. N. Lark Schulze
Mr. Roger Lee Katzenberg
Mr. David Goldsmith

Not Present

Mr. Tim Rodgers
Mr. Boulton Kelly
Mr. Thomas Lloyd Reynolds
Mr. Jim Emerick

Planning Office staff present included Tim Dugan and Kimberly Abe. Budget Office staff present included George Klunk.

Citizens present included Ms. Carol Joan Uhler-Ford.

The meeting was convened at 7:05 p.m. by the Chairperson, Mr. Scott.

Opening Statement

Mr. Scott stated for the record that the Landmarks Preservation Commission operates under Title 26 of the County Code, the Secretary of the Interior's Standards, and its own Design Guidelines.

Announcements

1. Review of Agenda

No changes to the Agenda were proposed.

2. Minutes of June 10, 1999

Ms. Hill moved to approve the minutes of the June 10, 1999 meeting. Dr. Dorsey seconded the motion, which was unanimously approved.

3. Actions on changes to County-owned structures

- a. 9811 Van Buren Lane, "Almshouse" (Landmarks List #45): Vote on approval of proposed restoration work

Mr. Klunk, project manager for Baltimore County, recounted a brief history of the application process to date for LPC's approval of the rehabilitation proposals for the Almshouse. He also discussed the routine maintenance work being completed on the structure. Mr. Klunk asked the LPC to render a decision on both the proposed window replacements, as referenced in an April 26, 1999 memo, and on the columns, as referenced in a May 25, 1999 memo to Mr. Kelly, the technical committee chairperson.

Ms. Caslin moved to approve the column replacement proposal. Ms. Schulze seconded the motion, which was unanimously approved.

Mr. Carski moved that the LPC approve the window alterations plans, with a condition that, if within the next ten days following the meeting, Mr. Katzenberg could obtain a quote for repairing rather than replacing the windows on the west façade of the building that doesn't exceed the budget, then those windows shall be repaired rather than replaced. Ms. Caslin seconded the motion, which was unanimously approved.

Mr. Klunk agreed to explore the possibility of restoring rather than repairing some of the existing windows on the west façade of the building with the current contractor, if the repair prices don't exceed the current budget.

4. No scheduled public hearings

5. Actions on changes to privately-owned structures

- a. 917 Adana Road (Sudbrook Park County Historic District)

Ms. Carol Joan Uhler-Ford, property owner, described in detail the conditions leading to her decision to replace the frontyard concrete sidewalk with a brick sidewalk. The LPC reviewed her photographs and cited Sudbrook Park Inc.'s letter of support. Ms. Caslin moved to issue a notice to proceed for the sidewalk as proposed. Ms. Hill seconded the motion, which was unanimously approved.

6. Recommendations on development proposals

- a. "The Smith House." MHT BA # 1507, 205 Bosley Avenue; and "The Abbott House." MHT BA # 1510, 202 Courtland Avenue (demolition)

Mr. Klunk, project manager for Baltimore County, described the county's proposal for a new police precinct station on a site, which currently contains two structures listed on the Maryland Inventory of Historic Properties as MHT BA # 1510 and MHT BA #

1507. Mr. Klunk referenced Mr. McGrain's memo describing the compromised conditions of each of these structures and the loss of the surrounding neighborhood historic context.

Mr. Klunk also noted that these buildings were currently vacated and had been used recently as county and private offices.

Ms. Caslin moved that the LPC recommend to the hearing officer that the demolition be approved, conditioned on the submittal of National Register-level photographic documentation, as approved by the County Historian. Nine commissioners voted in favor of the motion, with Mr. Goldsmith voting in opposition.

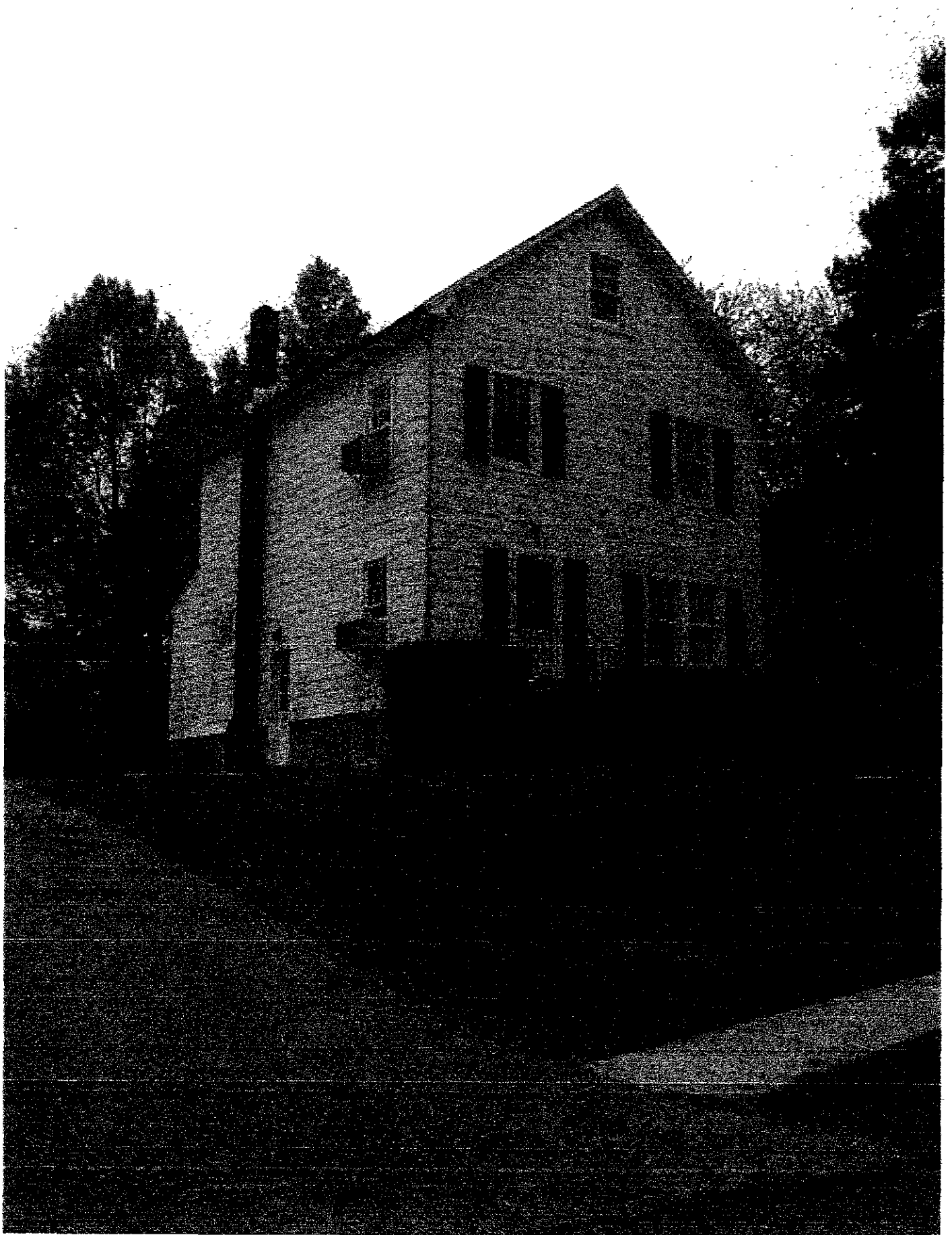
7. Other Business

Mr. Katzenberg initiated a discussion among the commissioners regarding notification to the owners of properties on the MHT Inventory. Mr. Katzenberg noted that the LPC has raised this issue in prior meetings and that lack of notification of the special hearing review requirements became particularly accentuated as an issue diverting attention from consideration of the property's historic significance during the LPC's June 10, 1999 review of the "Thomas Fortune House," 228 Old Padonia Road. The Commissioners unanimously agreed that the county should notify MHT property owners on the ramifications of being on this list, as well as the benefits.

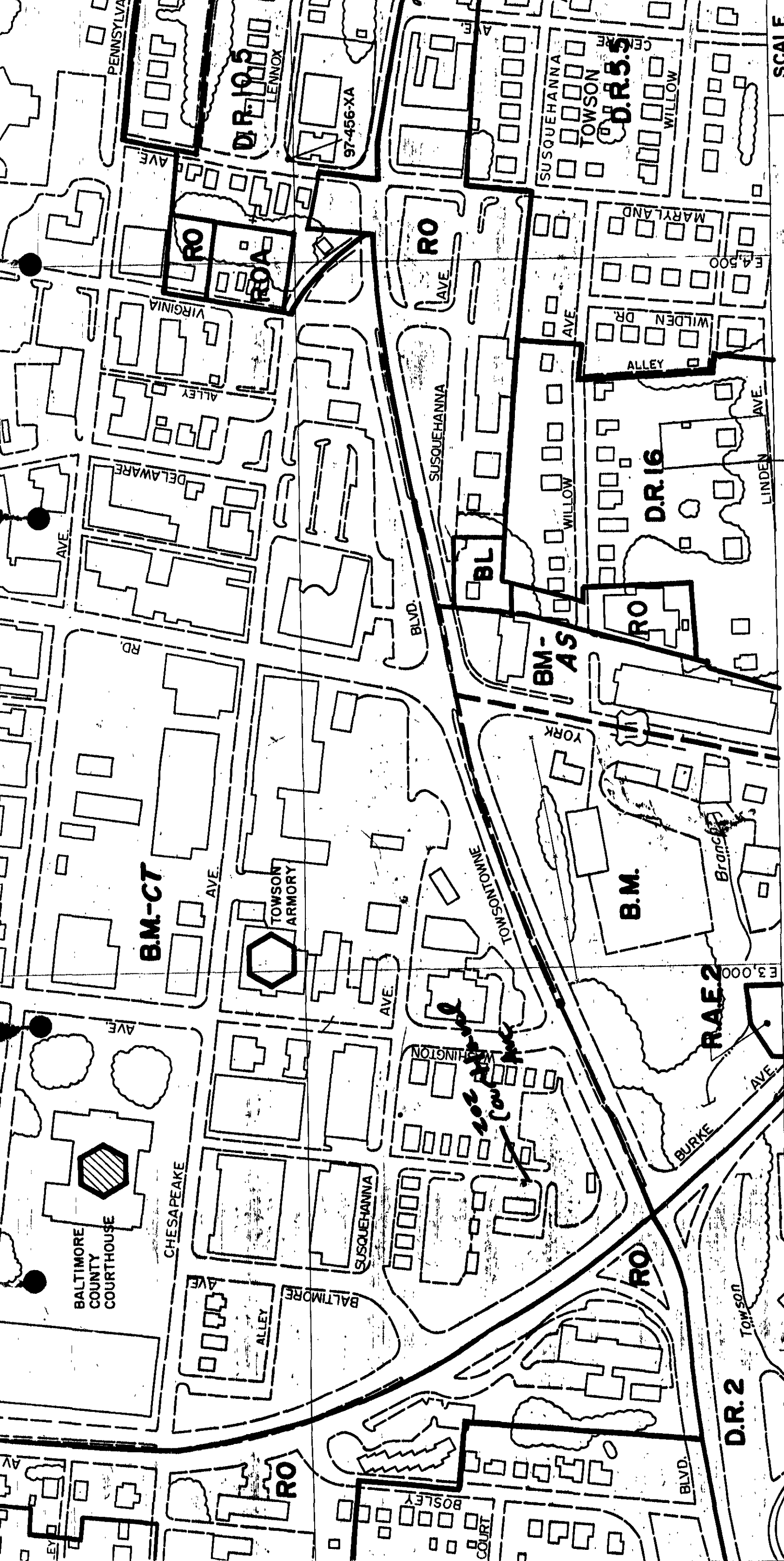
Mr. Dugan explained that this request would first need to be reviewed by the Office of Law.

The meeting was adjourned at 8:10 p.m.

KA:rlh



202 CARPENTERS AVE. Ret Ex 1



DATE OF PHOTOGRAPH
JANUARY 1986

SCALE
1" = 200'

NE #11
10A

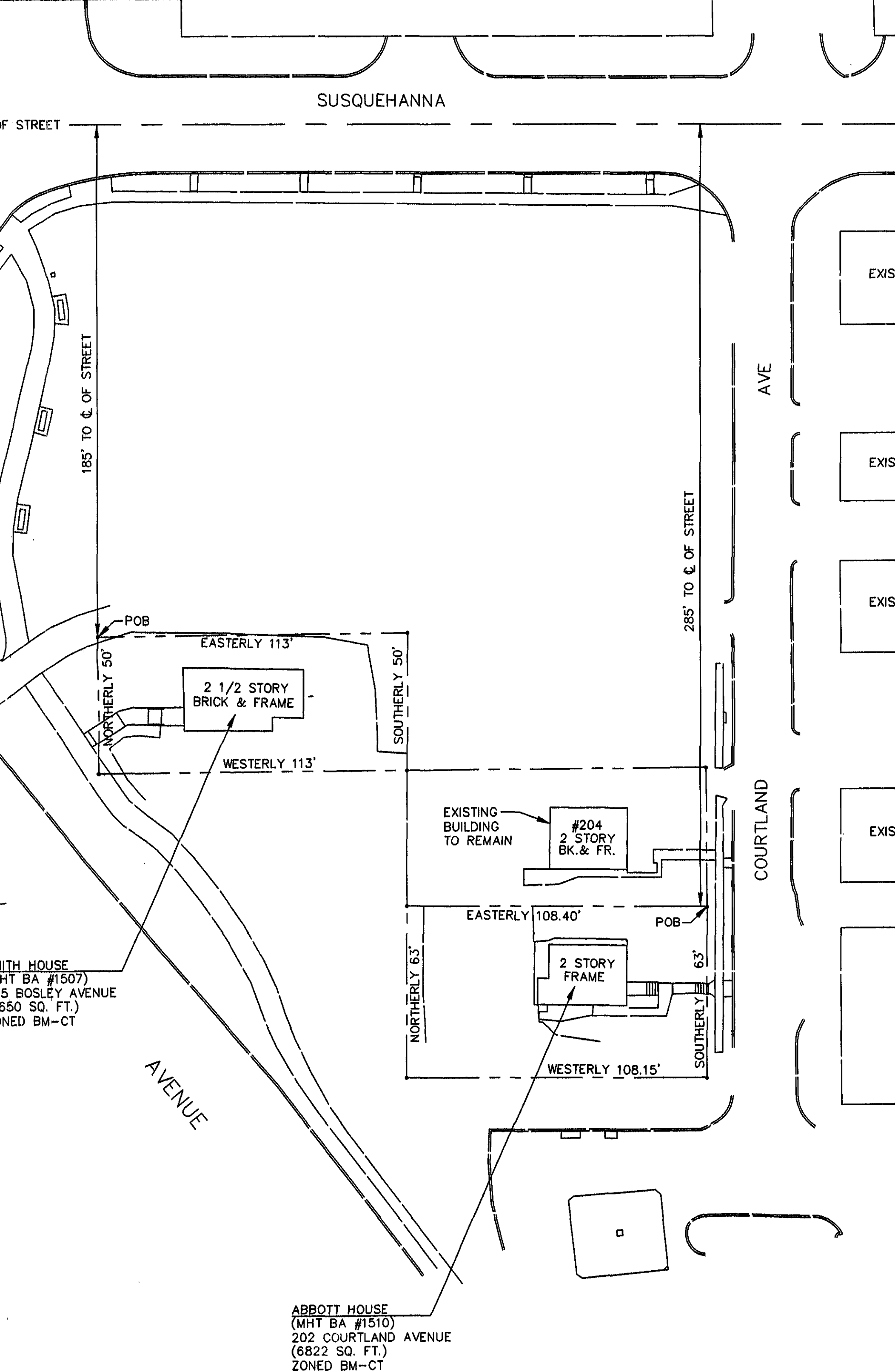
97-327-SPH

16, 135-96

BALTIMORE COUNTY ZONING MAP

OFFICE OF PLANNING AND ZONING

00-011-SPH



SUSQUEHANNA

F STREET

AVE

185' TO C OF STREET

285' TO C OF STREET

POB

EASTERLY 113'

2 1/2 STORY
BRICK & FRAME

SOUTHERLY 50'

WESTERLY 113'

NORTHERLY 50'

EXISTING
BUILDING
TO REMAIN

#204
2 STORY
BK. & FR.

EASTERLY 108.40'

POB

2 STORY
FRAME

SOUTHERLY 63'

WESTERLY 108.15'

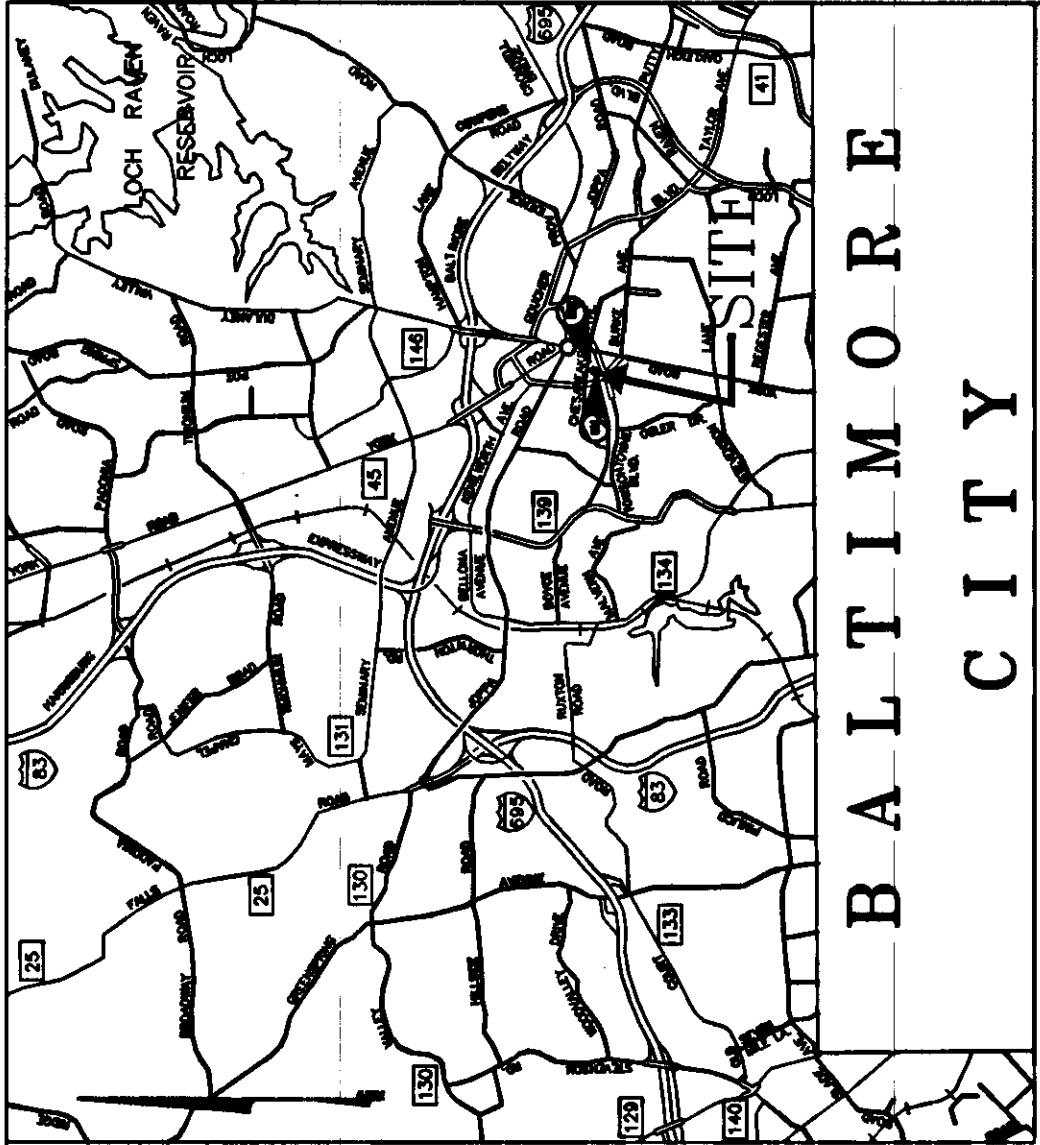
NORTHERLY 63'

COURTLAND

AVENUE

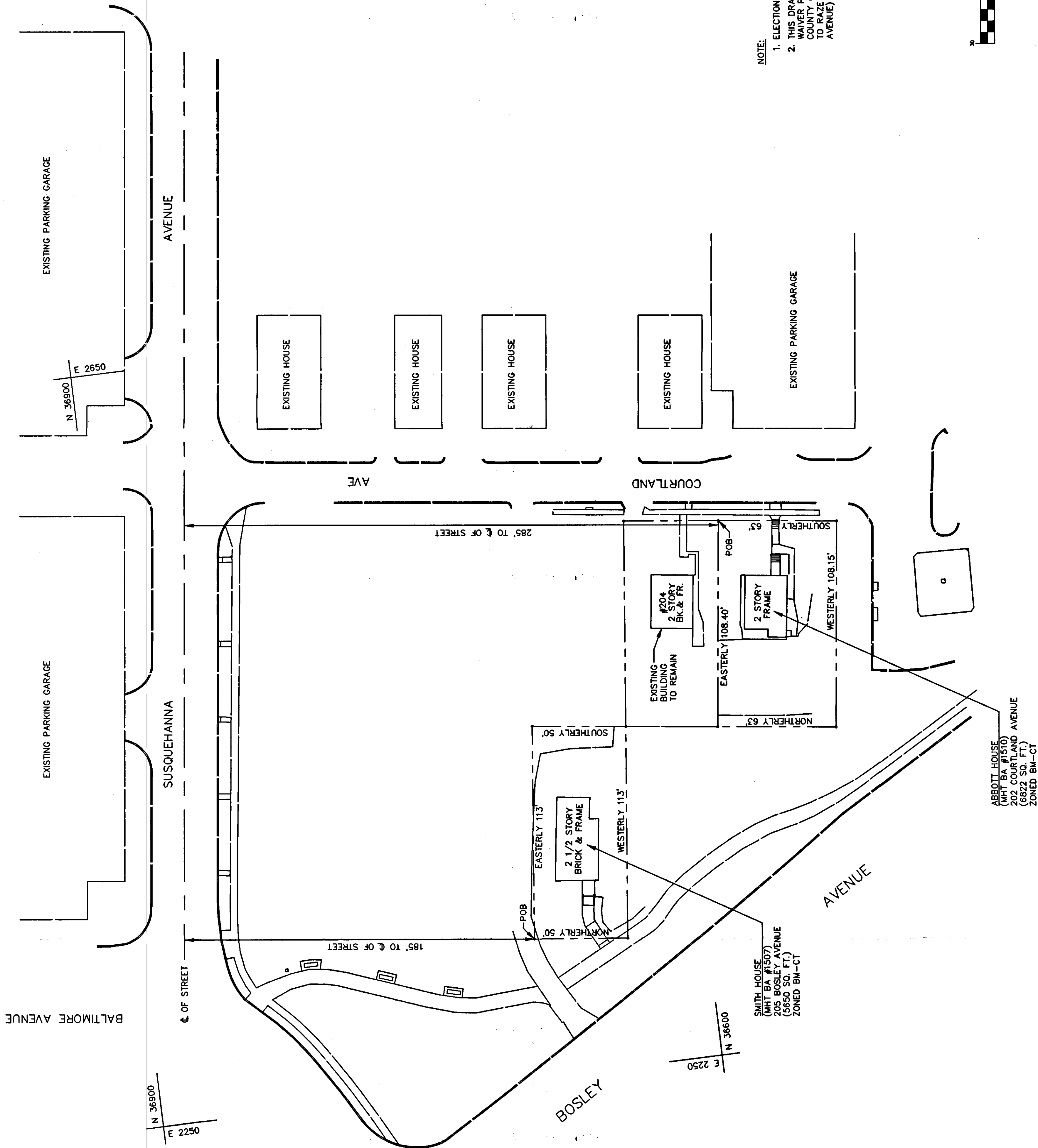
WITH HOUSE
(MHT BA #1507)
5 BOSLEY AVENUE
(650 SQ. FT.)
ZONED BM-CT

ABBOTT HOUSE
(MHT BA #1510)
202 COURTLAND AVENUE
(6822 SQ. FT.)
ZONED BM-CT

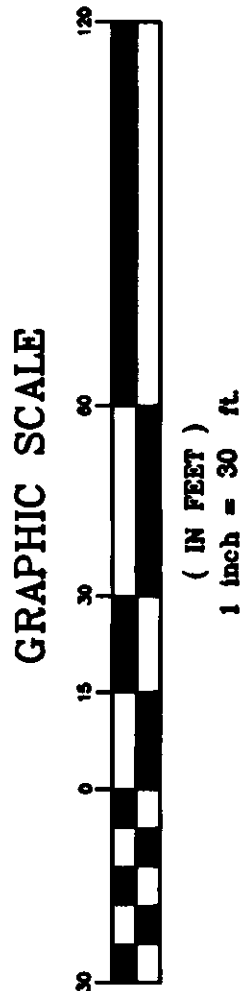


BALTIMORE
CITY

VICINITY MAP
SCALE 1" = 2000'



NOTE:
1. ELECTION DISTRICT: 9 COUNCIL DISTRICT: 4
2. THIS DRAWING PREPARED FOR SPECIAL HEARING TO APPROVE A
WAIVER PURSUANT TO SECTIONS 26-171, 26-172(b), BALTIMORE
COUNTY CODE OF SECTIONS 26-203(c)(8) AND SECTION 28-278
OF THE BALTIMORE CITY CODE (WHT BA #1507, 205 BOSLEY AVENUE
AND (WHT BA #1507, 205 BOSLEY AVENUE).



11

PLAT FOR SPECIAL HEARING

6/23/99
RPJ

00-011-SPH