

IN RE: PETITION FOR VARIANCE  
S/S Marriottsville Road, 886.7' W of  
Hernwood Road  
(10519 Marriottsville Road)  
2<sup>nd</sup> Election District  
1<sup>st</sup> Councilmanic district

James W. Kram, Sr., et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 00-296-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, James W. Kram, Sr., and his wife, Beverly J. Kram. The Petitioners seek relief from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling with a proposed height of 57 feet in lieu of the maximum allowed 35 feet. 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 1.

Appearing at the requisite public hearing held in support of the request were Beverly J. Kram, property owner, Stacy Gardner, Zoning Consultant, and George J. Farmer, a neighbor. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregularly shaped parcel, containing a gross area of 28.469 acres, more or less, zoned R.C.2. The property is located on the southwest side of the intersection of Marriottsville Road and Hernwood Road in northern Baltimore County. As shown on the site plan, the property is improved with a series of outbuildings which are used for agricultural purposes (chicken farming). Apparently, the property has been in Ms. Kram's family for a number of years. In the past, a small lot was subdivided from the property and sold to James C. Jackson. That lot has since been improved with a single family dwelling. But for that conveyance, the configuration of the original property remains intact.

ORDER RECEIVED FOR FILING

Date

By

Ms. Kram testified that she and her husband propose to construct a new house on the property and utilize the original dwelling as a tenant house for occupancy by a tenant farmer who will continue to maintain and operate the chicken farm. The new dwelling is proposed to be 2½ stories in height and will be of victorian style. Ms. Kram indicated that the proposed construction would feature an architectural style and roof pitch which necessitates the requested variance. Ms. Kram also indicated that she wanted the proposed house to be compatible with the surrounding neighborhood, and that same would be set back a significant distance from the nearest property line so as to not have any impact on adjacent properties.

Mr. Farmer, an adjacent neighbor, confirmed that the proposed construction would be in keeping with the neighborhood, and would not result in any adverse impacts.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the B.C.Z.R.; however, in granting the variance, I will impose certain restrictions that are consistent with the Zoning Advisory Committee (ZAC) comments offered in this case.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21<sup>st</sup> day of March, 2000 that the Petition for Variance seeking relief from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling with a proposed height of 57 feet in lieu of the maximum allowed 35 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Advisory Committee comment submitted by the Office of Planning, dated February 24, 2000, (a copy of which is attached hereto and made a part hereof), and the signed affidavit

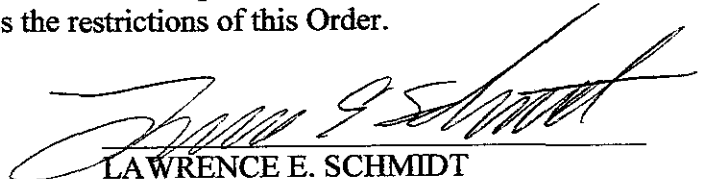
ORDER RECEIVED FOR FILING

Date 3/21/00

By [Signature]

submitted by the Petitioners and approved by Wallace S. Lippincott, Jr. on June 15, 1999.

- 3) The existing dwelling shall be used as a tenant house only by a bonafide tenant farmer and cannot be leased as an apartment or for purposes unrelated to the agricultural activities on the property.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 3/21/11  
By [Signature]



**Baltimore County  
Zoning Commissioner**

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

March 21, 2000

Mr. & Mrs. James W. Kram, Sr.  
10519 Marriottsville Road  
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE  
S/S Marriottsville Road, 886.7' W of Hernwood Road  
(10519 Marriottsville Road)  
2<sup>nd</sup> Election District – 1<sup>st</sup> Councilmanic District  
James W. Kram, Sr., et ux - Petitioners  
Case No. 00-296-A

Dear Mr. & Mrs. Kram:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: OP; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink  
on Recycled Paper

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10519 Marriottsville Rd  
which is presently zoned RI-2

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 Variance from Section(s) 1 A01.3.A To allow a dwelling with a proposed height of 57 ft. in lieu of the maximum allowed 35 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) -

IN keeping with the farm nature of the property we have selected a Victorian traditional home which exceeds the height of 35 ft

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

I, or we, agree to pay expenses of above Variance, 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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-296-A

## Legal Owner(s):

Beverly J Kram

Name - Type or Print

x Beverly J Kram

Signature

JAMES W. KRAM SR

Name - Type or Print

x James W. Kram Sr.

Signature

10519 MARIOTTSVILLE Rd 410922 5943

Address

Telephone No.

RANDALLSTOWN MD 21133

City

State

Zip Code

## Representative to be Contacted:

Beverly J KRAM

Name

10519 MARIOTTSVILLE Rd 410998-

Address

Telephone No.

RANDALLSTOWN MD 211

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.0

UNAVAILABLE FOR HEARING Feb 4<sup>th</sup>

Reviewed By [Signature]

Date 1-

ORDER RECEIVED FOR FILING

Date 9/15/98  
By [Signature]

## ZONING DESCRIPTION FOR 10519 MARRIOTTSVILLE ROAD

Beginning at a point in the center of Marriottsville Road, 60 foot wide, at a distance of 886.7 feet west of Hernwood Road, proposed 50 foot wide, as recorded in deed Liber 12670, Folio 755, S 53 degrees East 53 3/4 perches (886.75 feet) to Hernwood Road, thence S 3 3/4 degrees West 59 3/4 perches (997.6 feet) and S 66 degrees 46 minutes 27 seconds West 548 feet, N 25 degrees 43 minutes 33 seconds West 320.00 feet, S 64 degrees 16 minutes 27 seconds West 180.00 feet, S 25 degrees 43 minutes 33 seconds East 320.00 feet, S 64 degrees 16 minutes 27 seconds West 400.63 feet, thence leaving Hernwood Road N 11 1/2 degrees East 121 perches (1996.5 feet) to the place of beginning.

Containing 28.3657 acres more or less.

Also know as 10519 Marriottsville Road and located in the 2nd Election District, 1st Councilmanic District.

**BALTIMORE COUNTY, MARYLAND.  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

*100-29624*

No. **077932**

DATE 1-18-00 ACCOUNT R-001-6150  
AMOUNT \$ 50.00

RECEIVED FROM: MRS. KRAM

FOR: Residential Variance Fee  
10519 Marvetsville Rd.

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

**PAID RECEIPT**  
PAYMENT 1/18/2000 121501  
100-29624  
RECEIVED FROM: MRS. KRAM  
AMOUNT: \$50.00  
FOR: Residential Variance Fee  
10519 Marvetsville Rd.

**CASHIER'S VALIDATION**

**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: #00-296-A

10519 Marriottsville Road  
SVC Marriottsville and  
Hornwood Roads  
2nd Election District  
1st Councilmanic District

Legal Owner(s):

Beverly J. Kram &  
James W. Kram, Sr.

Variance: to allow a dwelling with a proposed height of 67 feet in lieu of the maximum allowed 35 feet.

Hearing: Friday, February 26, 2000 at 9:30 a.m. in Room 407, County Courts Building, 401 Bosley 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 filing of an appeal, contact the Zoning Review Office at (410) 887-5391.

2/20/97 Feb. 10 C368942

# CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/11, 2000

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 2/10, 2000.

THE JEFFERSONIAN,

*S. Wilkinson*

PRINTED AND PUBLISHED



# CERTIFICATE OF POSTING

RE: Case No.: 00-296-A

Petitioner/Developer: Beverly Kram

Date of Hearing/Closing: 2/25/00

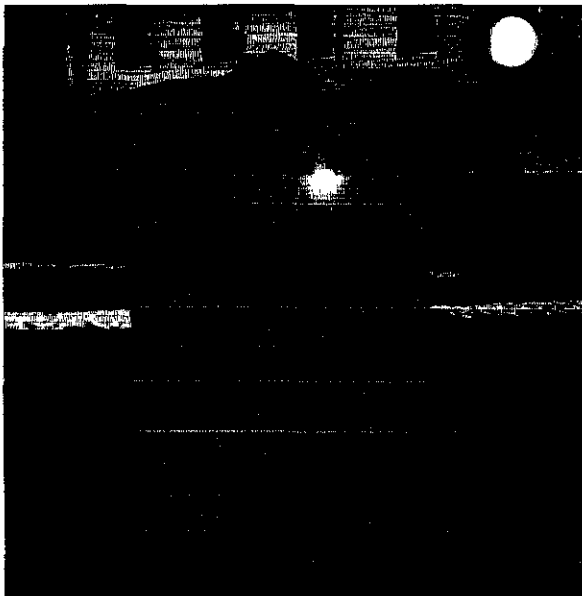
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

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 10519 Marriottsville Rd.  
Randallstown, MD 21133

The sign(s) were posted on February 14, 2000  
(Month, Day, Year)



Sincerely,

Stacy Gardner 2-14-00  
(Signature of Sign Poster and Date)

Stacy Gardner

(Printed Name)

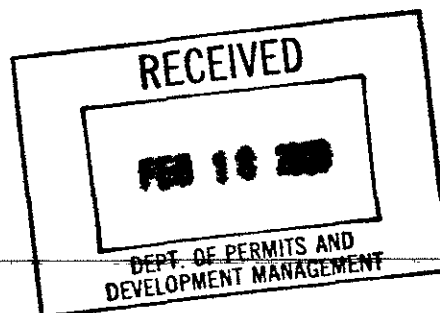
**SHANNON-BAUM SIGNS INC.**  
**105 COMPETITIVE GOALS DR.**  
**ELDERSBURG, MD. 21784**

(City, State, Zip Code)

410-781-4000

(Telephone Number)

2011 24012 MURPHY RD  
RD 24012 BURLINGAME  
40519 109 1011





Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 31, 2000

## 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: 00-296-A  
10519 Marriottsville Road  
SWC Marriottsville and Hernwood Roads  
2<sup>nd</sup> Election District – 1<sup>st</sup> Councilmanic District  
Legal Owner: Beverly J. Kram & James W. Kram, Sr.

Variance to allow a dwelling with a proposed height of 57 feet in lieu of the maximum allowed 35 feet.

HEARING: Friday, February 25, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

c: Beverly & James Kram, Sr., 10519 Marriottsville Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 10, 2000.**
- (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.**



TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 10, 2000 Issue – Jeffersonian

Please forward billing to:

Beverly Jaeger Kram  
10519 Marriottsville Road  
Randallstown, MD 21133

410-922-5943 (home)  
410-998-7860 (work)

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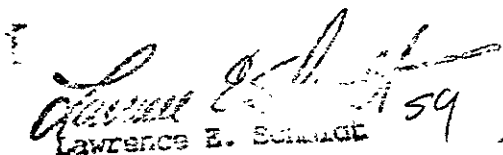
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Lawrence E. Schmidt

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.**

---

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**For Newspaper Advertising:**

Item Number or Case Number: 00-296-A

Petitioner: Beverly Jaeger Kram

Address or Location: 10519 MARRIOTTSVILLE Rd RANDALLSTOWN MD  
21133

PLEASE FORWARD ADVERTISING BILL TO:

Name: Beverly Jaeger Kram

Address: 10519 MARRIOTTSVILLE Rd  
RANDALLSTOWN MD 21133

Telephone Number: 410 922 5943 home  
410 998 7860 work

Revised 2/20/98 - SCJ

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: \_\_\_\_\_

Subdivision name: \_\_\_\_\_

[ plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_ ]

OWNER: \_\_\_\_\_

North   
date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_

 Vicinity Map  
North  
scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_  
Councilmanic District: \_\_\_\_\_

1" = 200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

SEWER: ☐ public ☐ private  
WATER: ☐ yes ☐ no  
Chesapeake Bay Critical Area: ☐ ☐  
Prior Zoning Hearings: \_\_\_\_\_

**Zoning Office USE ONLY!**  
reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_



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

February 17, 2000

Ms. Beverly J. Kram  
10519 Marriottsville Road  
Randallstown MD 21133

Dear Ms. Kram:

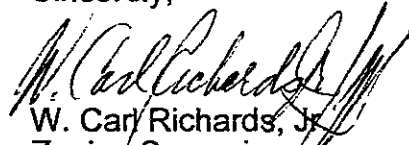
RE: Case Number 00-296-A , 10519 Marriottsville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 18, 2000.

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, please do not hesitate to contact the commenting agency.

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



B A L T I M O R E    C O U N T Y,    M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:            Arnold Jablon, Director  
              Department of Permits &  
              Development Management

DATE: February 4, 2000

FROM: *RWB* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review  
              Department of Permits & Development  
              Management

SUBJECT: Zoning Advisory Committee Meeting  
          for February 7, 2000  
          Item Nos. (296), 297, 299, 302, and  
          304

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

February 15, 2000

RECEIVED FEB 25 2000

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 31, 2000

Item No.: See Below

Dear Ms. Stephens:

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:

296, 297, 298, 299, 300, 302, AND 304

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS*

DATE: February 9, 2000

SUBJECT: Zoning Petitions  
Zoning Advisory Committee Meeting of January 31, 2000

DEPRM has no comments for the following zoning petitions:

| Item # | Address                     |
|--------|-----------------------------|
| 296    | 10519 Marriottsville Road   |
| 297    | 8 Shad Court                |
| 298    | 4103 Southwestern Boulevard |
| 299    | 55 Millstone Road           |
| 301    | 2010-2044 York Road         |
| 302    | 107 Forest Drive            |
| 304    | Belfast Road                |

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 24, 2000

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

FEB 24

**SUBJECT:** 10519 Marriottsville Road

### INFORMATION:

**Item Number:** 296A  
**Petitioner:** Beverly and James Kram  
**Property Size:** 28.469 acres  
**Zoning:** RC 2  
**Requested Action:**  
**Hearing Date:** February 25, 2000

The property in question is located within the Patapsco/Granite Community Plan area, adopted as an amendment to the Baltimore County Master Plan on December 21, 1998. The property is located on the southwest corner of Marriottsville Road and Hernwood Road. Marriottsville Road is designated as a scenic road in the aforementioned community plan.

The proposal is to construct a 50'x 60' three story dwelling with a height of 57' in lieu of the required 35'. The proposed house is to be situated approximately 540' back from Marriottsville Road. The existing house and outbuildings are located closer to the road.

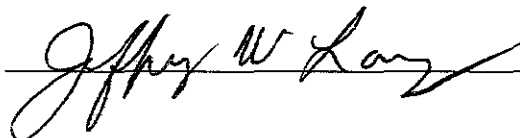
The Agricultural Land Preservation Board has reviewed and approved an application to allow the existing house to be used as a tenant house and has determined that the property has a legitimate farm use. The tenant house cannot be used as rental property if the farm operation is abandoned.

### SUMMARY OF RECOMMENDATIONS:

If the petition for height variance is granted, the Office of Planning recommends the following:

1. Architectural drawings should be substantially in compliance with the elevations submitted to the Office of Planning with the exception that the floor to ceiling height may be up to 10'.
2. The new dwelling should be for single family use only.
3. The tenant house may be used only for a bonafide tenant farmer.

**Section Chief:**



**AFK:**



**Maryland Department of Transportation  
State Highway Administration**

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

Date: 1.31.00

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

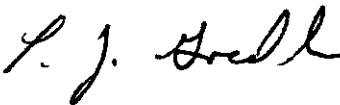
RE: Baltimore County  
Item No. 256 JJS

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 Greulein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
1. 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

RE: PETITION FOR VARIANCE  
10519 Marriottsville Road, SWC Marriottsville  
and Hernwood Rds  
2nd Election District, 1st Councilmanic

Legal Owner: James W. & Beverly J. Kram, Sr.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 00-296-A

\* \* \* \* \*

**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*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

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 7th day of February, 2000 a copy of the foregoing Entry of Appearance was mailed to James W. & Beverly J. Kram, Sr., 10519 Marriottsville Road, Randallstown, MD 21133, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

FRM-19

TENANT FARMER'S DWELLINGS  
BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Wallace S. Lippincott, Jr.  
Program Administrator  
Department of Environmental Protection  
and Resource Management

Date: 4/6/99

SUBJECT: Application for Tenant ☒ Dwelling ☐ Trailer  
Election District 2

Owner: James & Beverly Kram  
Address: 10519 Marriottsville Road  
Randallstown, Maryland 21133

Phone # 410 922-5943

Tax Account #

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| 0 | 2 | 1 | 0 | 0 | 0 | 0 | 5 | 0 |
|---|---|---|---|---|---|---|---|---|

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. the signed and notarized tenant affidavit
2. the deed to the property map block parcel
3. the state tax map for that area, 76 | 1498 | 55

We appreciated your verification and/or recommendation concerning this property.

\*\*\*\*\*  
LEGITIMACY OF A FARM USE

☒ Yes ☐ No ☐ Comment \_\_\_\_\_

## NEED FOR AN ON-SITE TENANT FARMER

☒ Yes ☐ No ☐ Comment Explained That house must be used  
for Tenant Farmer and cannot be used for Rental Property  
if Farm operation is abundant.

Signed: \_\_\_\_\_

Representative of the Agricultural  
Land Preservation Board for  
Baltimore County

Date: 6/15/99

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 6<sup>th</sup> day of April, 1999 before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared James Kram and Beverly Jaeger Kram, and having been duly sworn, states as follows:

1. That they are the owners of 28.4 acres of land located at 10519 Marriottsville Road, Randallstown, MD 21133, in the 2<sup>nd</sup> Election District of Baltimore Count which was acquired on 2/4/1998 by Deed dated 2/4/1999 and recorded among the Land Records of Baltimore Count in Liber SM, No. 12670, folio 755, a copy of which is attached hereto.
2. That the primary use of the aforementioned property will be that of a farm as defined in Section 101 of the Baltimore County Zoning Regulations.
3. That the owners in accordance with the application of building permit will construct a new personal residence and the existing house will be used as a tenant dwelling.
4. That any tenant houses which will be constructed pursuant to any approval and/or permit issued by Baltimore County will be occupied at all times by a farmer whose principal vocation will be farming the above-described property.
5. With regard to the construction of any tenant house, I understand that I cannot transfer ownership of said tenant house separate and apart from a conveyance of all of the property described in paragraph No. 1 hereof without prior, thereto, complying with the requirements of the subdivision regulations. I understand that any transfer or conveyance of a part of the property on which is located a tenant house for which an approval or permit is now being granted without complying with the requirements of the subdivision regulations (inclusive of approval of a subdivision plat by the Planning Board) is violation of the law. I will not transfer or convey any part of my property without complying with the requirement of the subdivision regulations.

Beverly Jaeger Kram

Owners

AS WITNESS my hand and Notarial Seal the day and year first above written

Margaret G Tully  
Notary

4/6/99  
Date

my comm. expires: 11/01/99



Beverly Kram  
04/06/99 10:26 AM

To: Mr. Wallace Lippincott Jr, Program Administrator, Department of Environmental Protection and Resource Management  
cc:  
Subject: Application for Tenant Dwelling

Please find enclosed my Application for Tenant Dwelling for the property located at 10519 Marriottsville Road, Randallstown Md 21133. I had visited your office and spoke with you many months ago regarding the conversion of the home located at this address to a "tenant dwelling" status and our intention to build a new residence on this property.

My request for conversion is based upon the desire to reintroduce truck farming to this property and initiate the beginnings of a small scale poultry operation. This property is that of my parents, whom are now both deceased, and my father's occupation upon acquiring this farm in the 1940's was that of poultry and garden products which were sold on his egg route. It is my desire to re-establish this family enterprise, beginning on a small scale and growing, as tenant farmer resources are available. This year we have 600 asparagus plants and several hundred strawberry plants which will produce this spring, as well as 4.5 acres will be planted in sweet corn. I have ordered for May delivery 200+ baby chicks which will be egg producers in 4 - 5 months. We intend to develop a local egg route, in keeping with the method that my father utilized in selling his products. The concept of a "tenant" farmer is the only way in which we can begin to achieve this agricultural endeavor, for both myself and my husband are employed today. Our plans for retirement are within the next 3 - 5 years, and then we will be able to expand this project, and provide some summer produce jobs for students.

Additionally, I have strong motives in retaining the original farm house due to sentimental reasons. I have lived on this farm from the age of 11 until being married, and have now returned to this farm, as they say, for "the duration". This farm and home is also listed in the April 1998 Patapsco / Granite Area Community Plan, as originally built by J. O. Holbrook and dating to pre 1877. This would indicate that the house has a historical significance to this community, and should be preserved.

I have numerous attachments which I am providing as background and support of our intentions regarding the existing home, farm operation and plans for a new house. They include:

1. Plot plan of property dated 1982 and Surveyors Certificate. This will show the existing house and proposed site of new home.
2. Deed to property in the name of Beverly Jaeger Kram and James Kram.
3. Pictures of existing house for which application is being submitted to convert to "Tenant Dwelling".
4. Pictures in support of use of property for agricultural purposes - barn, chicken houses, sheds, layout of property
5. Pictures of farm equipment to be used in support of agricultural land use. To date our inventory includes a plow, 4 row planter, 8 row cultivator, 11 foot disc and 10 foot rotary mover.
6. Proposed new home for James and Beverly Kram. The style is Victorian to blend with a farm/country setting.
7. Patapsco / Granite Area Community Plan April 1998 page 17 refers to 10519 Marriottsville Road as a Historic Building and Site.
8. Petition we have circulated to determine community sentiment regarding our plans for the "Tenant Dwelling", as well as the building of a new personal residence. You can see that this plan is well supported by our neighbors and the adjoining farm owners, such as the Dell's and the Strohmer's.

We hope that the information supplied, and justification for the "Application for Tenant Dwelling" is helpful in your decision to approve this request. We are very happy to be "home" again and look forward



to developing a agricultural activity that will support and maintain the communities dedication to the rural legacy within a growing metropolitan culture.

We are appreciative of any feedback that you can supply and look forward to your comments and next steps. If further clarification on any of the matters within are needed, we will be most happy to comply, and would be happy to appear in person, as you may desire.

If phone contact is needed please contact Beverly at 410-998-7860 (work) or at our home number 410-922-5943.

Sincerely,

Beverly Jaeger Kram

James Kram

Memo to the file

1/18/00

00-296-A

To: ZC/Deputy ZC

From: JPL, Planner II

Subject: Variance Petition # 00-296-A

MRS. Kram (property owner) & her engineer came in today for their 10:00 AM filing apptmt. I examined the deeds to this site (#10519 Marriottsville Rd) as the property is zoned RC-2. Since they only had original deeds with them I informed them to bring the deeds with them to the zoning hearing.

JPL

PETITION FOR NEIGHBORHOOD APPROVAL

BY

JAMES and BEVERLY (JAEGER) KRAM

10519 Marriottsville Road

Randallstown, Maryland 21133

410-922-5943

3/20/99

I have spoken with Jim and Beverly Kram and fully support their request to the Baltimore County Zoning Commission to:

- 1) Convert status of original home at 10519 Marriottsville Road to that of "tenant" housing. This will support and promote the Kram's intention to initiate, develop and build truck farming and poultry activities, consistent with the agricultural zoning of this land. This will provide for housing for person engaged in the agricultural activities described.
- 2) Proceed forward with Baltimore County in the submission of plans, and request for permits, to build a new permanent residence for Beverly and Jim Kram.

We, as neighbors, recognize and appreciate the value of maintaining this property as agricultural, and fully support the Kram's desire to promote this activity. In addition, we support their desire to build a new personal residence on this long time, family owned, property.

| <u>Name/Address</u>                                                             | <u>Signature</u>               | <u>Date</u>           |
|---------------------------------------------------------------------------------|--------------------------------|-----------------------|
| <u>3237 Hernwood Rd</u><br><u>Woodstock Md</u><br><u>21163</u>                  | <u>Joanna Bell</u>             | <u>3/19/99</u>        |
| <u>ARTIS JONES</u><br><u>3416 Hernwood Rd.</u><br><u>Woodstock, Md. 21163</u>   | <u>Artis Jones</u><br>461-5348 | <u>March 19, 1999</u> |
| <u>Edw. E. Jones</u><br><u>3422 Hernwood Rd.</u><br><u>Woodstock, Md. 21163</u> | <u>Edward E. Jones</u>         | <u>Mar. 19-99</u>     |

PETITION FOR NEIGHBORHOOD APPROVAL

BY

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Randallstown, Maryland 21133

410-922-5943

3/20/99

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Name/Address

Signature

Date



Mr. O. E. Marks  
3611 Hernwood Rd.  
Woodstock, MD 21163

Oxville E. Marks

3-26-99

Mrs. Betty Marks  
3611 Hernwood Road  
Woodstock, MD 21163

Betty E. Marks

3/26/99

JAMES and BEVERLY (JAEGER) KRAM  
10519 Marriottsville Road  
Randallstown, Maryland 21133  
410-922-5943  
3/20/99

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Name/Address

Signature

Date

3309 Fernwood Rd.  
Woodstock, Md 21163

J. William Dell 3/28/99

3309 Fernwood Rd.  
Woodstock, Md. 21163

Edna P. Dell 3/28/99

JAMES and BEVERLY (JAEGER) KRAM  
10519 Marriottsville Road  
Randallstown, Maryland 21133  
410-922-5943  
3/20/99

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Name/Address

Signature

Date

Jay E. Landsman  
3601 Hernwood Road  
Woodstock, Md. 21163

Jay E. Landsman 3/25/99

Mary E. Landsman  
3601 Hernwood Rd  
Woodstock, Md. 21163

Mary E. Landsman 3/25/99

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# PETITION FOR NEIGHBORHOOD APPROVAL

BY

JAMES and BEVERLY (JAEGER) KRAM

10519 Marriottsville Road

Randallstown, Maryland 21133

410-922-5943

3/20/99

Name/Address

Signature

Date

William W Boyd Sr William W Boyd 3/21/99  
10707 Marriottsville Rd  
RANDALLSTOWN MD 21133-1311

3637 Hemwood Rd Woodstock Md 21163 3/22/99  
Diane Stauch  
Diane Stauch

Ruth Lamm Ruth D. Lamm 3/22/99  
3635 Hemwood Rd.  
Woodstock Md.

GEORGE J. FARMER, JR George J. Farmer 3/22/99  
3635 HERNWOOD ROAD  
WOODSTOCK MD 21163

BERNIE DIGMAN Bernie Digman 3/22/99  
10404 MARIOTTVILLE RD.  
RANDALLSTOWN MD 21133

DINA STRAUSS Dina Strauss  
10620 MARIOTTVILLE Rd  
RANDALLSTOWN MD 21133

George STRAUSS George Strauss  
10620 MARIOTTVILLE Rd  
RANDALLSTOWN MD 21133

# PETITION FOR NEIGHBORHOOD APPROVAL

BY

JAMES and BEVERLY (JAEGER) KRAM

10519 Marriottsville Road

Randallstown, Maryland 21133

410-922-5943

3/20/99

Name/Address

Signature

Date

|                            |                    |                |
|----------------------------|--------------------|----------------|
| <u>P. ETTY JONES</u>       | <u>Petty Jones</u> | <u>3-19-99</u> |
| <u>3516 HERNWOOD RD</u>    |                    |                |
| <u>WOODSTOCK, MD 21163</u> |                    |                |

|                            |                   |                |
|----------------------------|-------------------|----------------|
| <u>Vicki Kellih.</u>       | <u>V. Kellih.</u> | <u>3/19/99</u> |
| <u>3530 Herwood Rd</u>     |                   |                |
| <u>Woodstock, MD 21163</u> |                   |                |

|                             |                            |                |
|-----------------------------|----------------------------|----------------|
| <u>Constance W. Kellih.</u> | <u>Constance W. Kellih</u> | <u>3/19/99</u> |
| <u>3530 Herwood Rd</u>      |                            |                |
| <u>Woodstock, MD 21163</u>  |                            |                |

|                           |                            |                |
|---------------------------|----------------------------|----------------|
| <u>FLORENCE STROHMER</u>  | <u>Florence Stroemer</u>   | <u>3/21/99</u> |
| <u>3501 HERNWOOD RD</u>   | <u>George Stroemer, Jr</u> |                |
| <u>Woodstock MD 21163</u> | <u>Bruce Stroemer</u>      |                |

|                           |                         |                |
|---------------------------|-------------------------|----------------|
| <u>Michelle Jackson</u>   | <u>Michelle Jackson</u> | <u>3/21/99</u> |
| <u>3600 Herwood Rd</u>    |                         |                |
| <u>Woodstock MD 21163</u> |                         |                |

|                              |                        |  |
|------------------------------|------------------------|--|
| <u>Helen Scriven</u>         | <u>Helen M Scriven</u> |  |
| <u>10800 MARIOTTVILLE RD</u> |                        |  |
| <u>RANDALLSTOWN MD 21133</u> |                        |  |



JAMES and BEVERLY (JAEGER) KRAM  
10519 Marriottsville Road  
Randallstown, Maryland 21133  
410-922-5943  
3/20/99

Name/Address

Signature

Date

MAURICE M ENSOR  
3500 HERNWOOD Rd  
Woodstock Md 21163

Maurice M Ensor 3/24/99

MELISSA F. RIPPEL  
3615 HERNWOOD RD  
WOODSTOCK, MD 21163

Melissa F. Rippe 3/25/99

ELEANOR F. HADDAWAY  
3619 HERNWOOD ROAD  
WOODSTOCK MD 21163

Eleanor F. Haddaway 3/25/99

Charles S. Haddaway  
3619 HERNWOOD Rd.  
Woodstock Md. 21163

Charles S. Haddaway 3/25/99

William H Rippe Jr  
3615 HERNWOOD Rd  
Woodstock Md 21163

William H. Rippe Jr 3/25/99

Candyn Straves  
16702 MARIOTTVILLE Rd  
RANDALLSTOWN, MD. 21133

Candyn Straves 3/27/99

00296A

966 #

R.C. 2

R.C. 5

R.C. 2

R.C. 2

R.C. 5

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NW7K

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HERNWOOD

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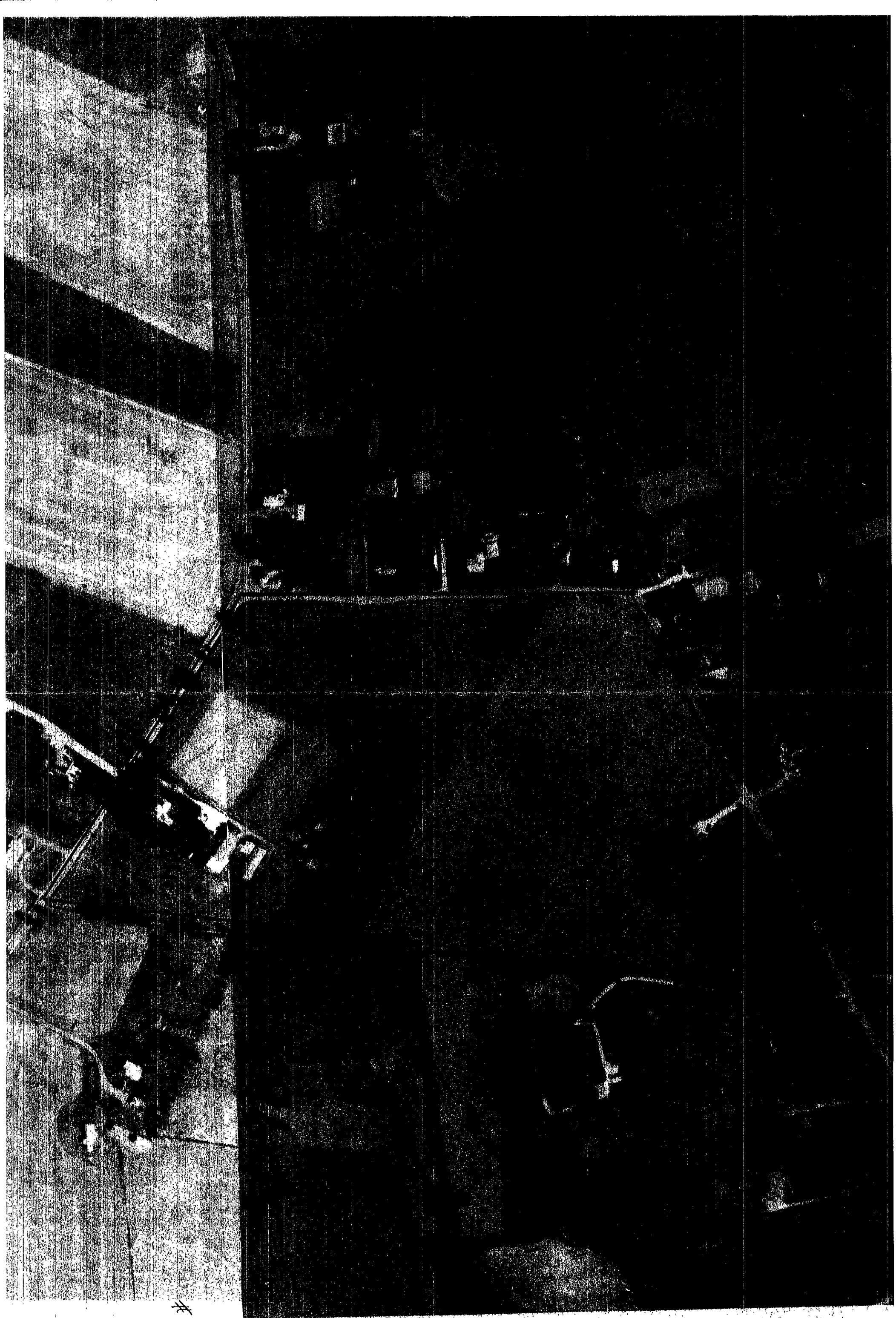
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W-64,500 W 64,000



#296









Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 28, 2000

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: MARIA FLEICHMANN AND BARRY FLEICHMANN - 291

DISTRIBUTION MEETING OF JANUARY 24, 2000 Item No.: 291

Dear Ms. Stephens:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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", 1994 edition prior to occupancy.
11. IF THE BUILDING PERMITS FOR THIS DEVELOPMENT ARE ISSUED AFTER JUNE 30, 1998; THE DEVELOPER SHALL PROVIDE A RURAL WATER SUPPLY FOR FIRE FIGHTING PURPOSES, OR INSTALL SPRINKLER SYSTEMS COMPLYING WITH NFPA 13D IN ALL HOUSES. AS PER FIRE DEPARTMENT REQUIREMENTS, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.12.

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 28, 2000

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: EUGENE & ROSALYN DAVIS-HICKS - 286

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

Item No.: 286

Dear Ms. Stephens:

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.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
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REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 28, 2000

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JANUARY 24, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEMS: 287, 293, AND 295

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File



675  
600  
8900

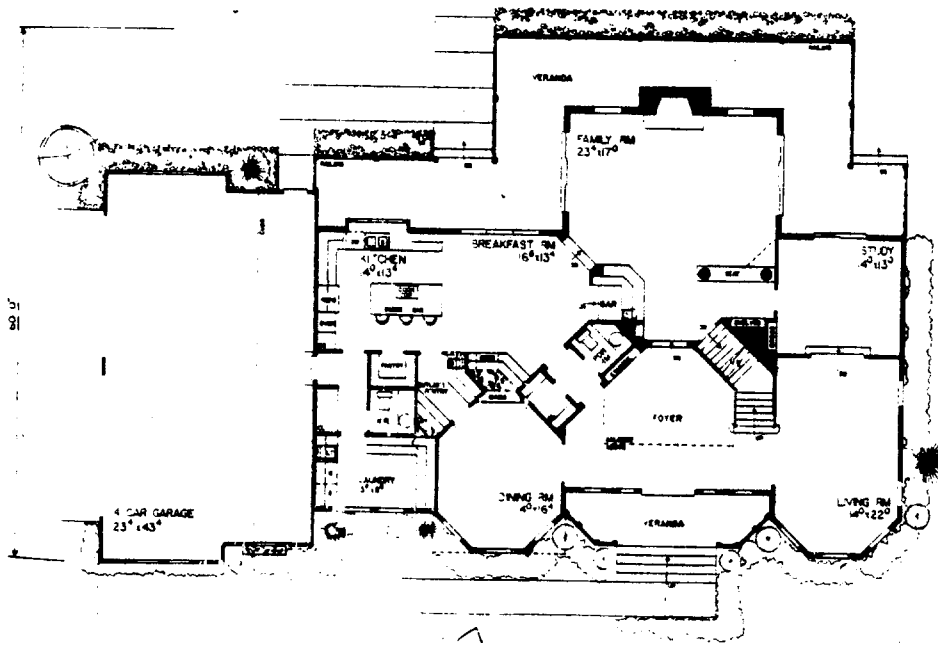
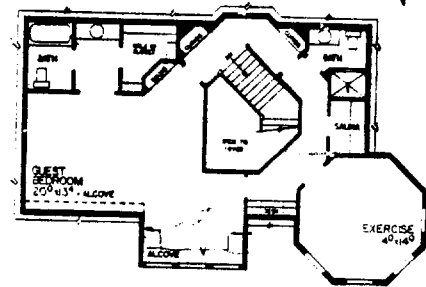
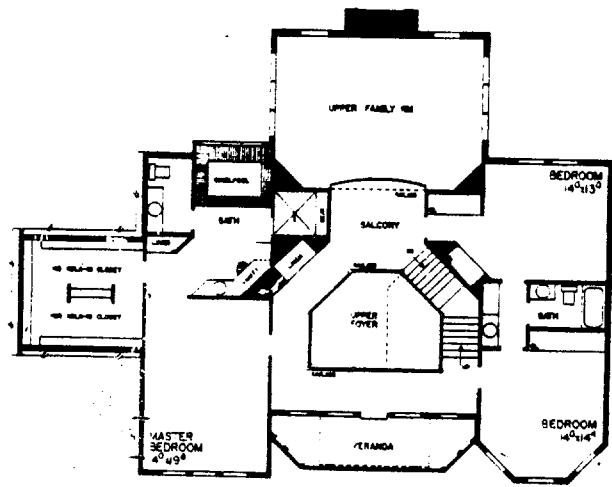
STAIN GLASS

feet



**DR3308** First Floor: 2,475 square feet  
Second Floor: 2,094 square feet  
Third Floor: 1,074 square feet  
Total: 5,643 square feet

*Keep in  
20's  
file  
#296*



● Uniquely shaped rooms and a cache of amenities highlight this three-story beauty. Downstairs rooms can accommodate both formal and informal entertaining and also provide a liberal share of work space in the kitchen and laundry. Notice the abundance of built-ins and the butler's pantry. A four-car garage easily holds the family fleet. The second floor has two bedrooms and a full bath plus a master suite with His and Hers closets and whirlpool bath. An exercise room on the third floor has its own sauna and bath, while the large guest room on this floor is complemented by a charming alcove and another full bath.



00-296-A

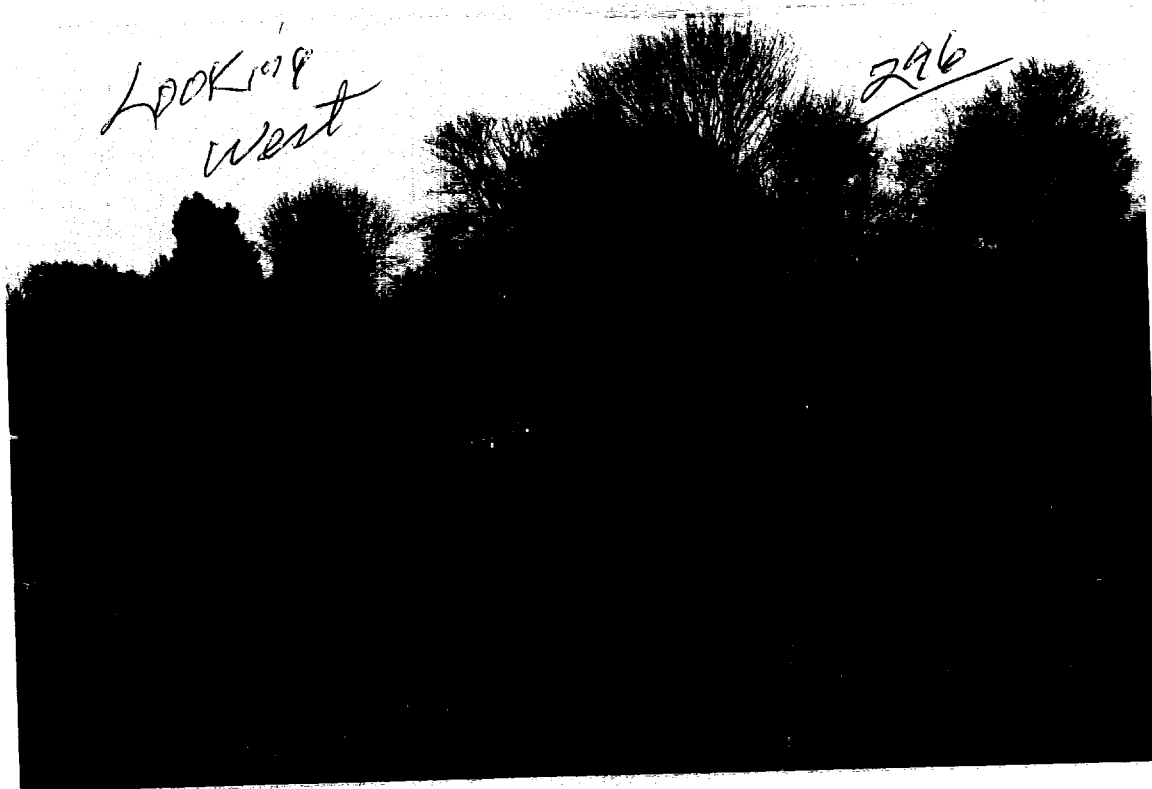
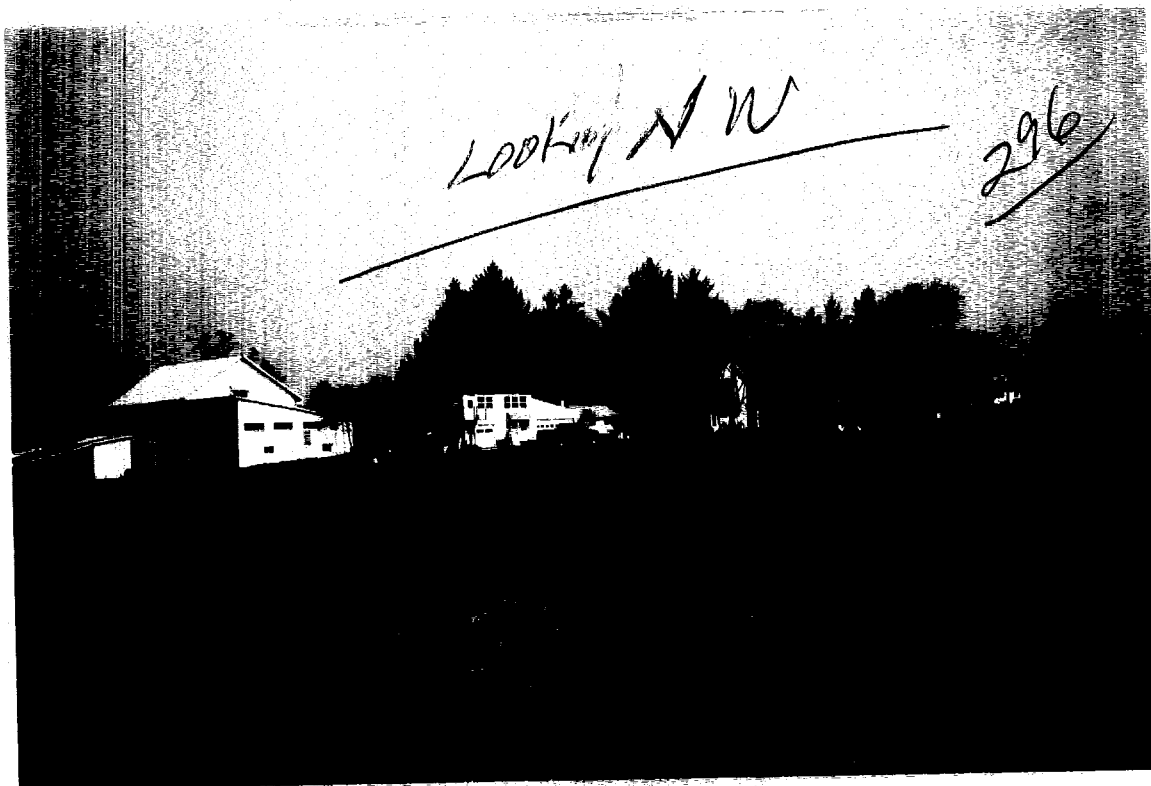


Looking South

296



00-296-A



00-296-A

