IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
E/S York Road, 285' +/- N
of Monkton Road
7th Election District
3rd Councilmanic District
(16941, 16943 York Road)

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE NO. 03-305-ASPH

Hereford United Methodist Church, Steve T. Cochran, Pastor Petitioners

\* \* \* \* \* \* \* \* \* \*

\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owner of the subject property, the Hereford United Methodist Church. The property is located at 16941-16943 York Road in the Monkton area of Baltimore County. The subject property is zoned BM-CR. The Petitioner herein seeks an Administrative 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 a 2-1/2 story log structure. The Landmarks Preservation Commission at its May 9, 2002 meeting approved the demolition as set forth in inter-office correspondence dated May 20, 2002 and January 28, 2003. This building is listed on the Maryland Historical Trust (MHT) Inventory as MHT #BA 2049, "Tipton House". The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

Section 26-172(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 26-203 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed

70 20 development does not justify strict compliance, that a waiver would be within the scope purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. In order to afford due process, the Director has designated the Deputy Zoning Commissioner (Hearing Officer) to consider the waiver request filed in this instance. Moreover, in order to provide public notice, the property was posted with a sign describing the request on January 8, 2003. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.47 acres of land, more or less, and is zoned BM-CR. The information submitted is persuasive to a finding that the proposed razing of the existing dwelling located on the property will not be inappropriate. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal and approved the razing as set forth in their memos dated May 20, 2002 and January 28, 2003. There is no evidence in the file to indicate that the requested waiver would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County

Code and the Baltimore County Zoning Regulations having been met, and for the reasons set

forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this School day of February, 2003, that the request for Administrative 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 a 2-1/2 story log structure, as approved by the Landmarks Preservation Commission on May 9, 2002, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner must be in compliance with the Zoning Advisory Comments made by the Office of Planning in their memos dated May 20, 2002 and January 28, 2003, copies of which are attached hereto.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



### BALTIMORE COUNTY, MARYLAND

### MEMORANDUM

TO:

Lawrence E. Schmidt,

**DATE**: May 20, 2002

Zoning Commissioner

FROM:

Kimberly R. Abe, Secretary

Landmarks Preservation Commission

SUBJECT:

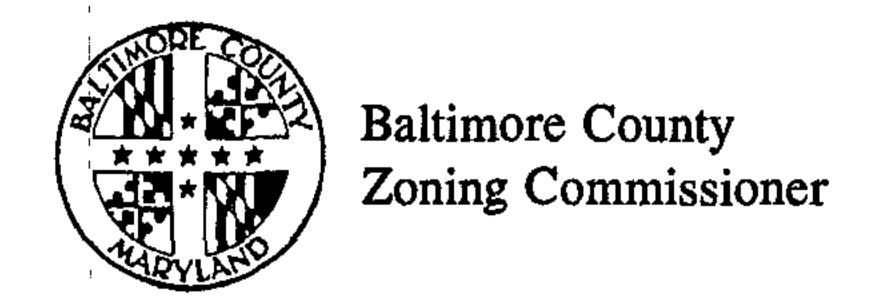
Tipton House, 16941-43 York Road, Hereford

On May 9, 2002, the Landmarks Preservation Commission conducted a public hearing and discussed placing the Tipton House (MHT Inventory # BA 2049) on the landmarks list. Representatives of the property's owner, the Hereford United Methodist Church, participated in the discussion, and informed the Commission that an application had recently been made for a County permit to demolish the house.

After agreeing by consesus not to place the house on the landmarks list, the Commission voted to notify the Zoning Commissioner that the Commission does not object to the demolition provided that the structure is first photographically documented in accordance with "The Secretary of the Interior's Standards." The owner's representatives expressed agreement with this requirement, and also indicated a willingness to cooperate in allowing the salvage of historic materials during the demolition. Thus, by copy of this memo, the Baltimore County Historical Trust, which has previously participated in such salvage, is being notified of the possible opportunity.

KRA:TD:td

Mark E. Gardner, Building Committee, Hereford United Methodist Church Roger L. Elliott, Counsel for Hereford United Methodist Church Ruth B. Mascari, President, Baltimore County Historical Trust, Inc. Arnold Jablon, Director, Permits and Development Management



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

Fax: 410-887-3468

February 5, 2003

Roger L. Elliott, Esquire One Willow Avenue Towson, Maryland 21286-5227

Re: Petition for Administrative Special Hearing

Case No. 03-305-ASPH

Property: 16941-16943 York Road

Dear Mr. Elliott:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco

Deputy Zoning Commissioner

Muthy Cotroco

TMK:raj Enclosure

c: Steve T. Cochran, Pastor Hereford United Methodist Church 1693 York Road Monkton, MD 21111

Mark E. Gardner 1400 Mt. Carmel Road Parkton, MD 21120

# Petition for Administrative Special Hearing to the Zoning Commission of The Property of the Toning Commission of The Property of the Toning Commission of The Property of the Toning Commission of t

to the Zoning Commissioner of Baltimore County

which is presently zoned BM-CR

for the property located at 16941-16943 York Road

undersigned, legal owner(s) of the property situate in Bal	Department of Permits and Development Management. The litimore County and which is described in the description and plate for a Special Hearing to approve a waiver pursuant to Sections 5-203(C)(8) and Section 26-278 to
Raze Structure Located At Abov	e Locations.
of the zoning regulations of Baltimore County, to the zoning	ng law of Baltimore County.
Property is to be posted and advertised as prescribed by I, or we, agree to pay expenses of above Special Hearing, adverting regulations and restrictions of Baltimore County adopted	ertising, posting, etc. and further agree to and are to be bounded by the
	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:	<u>Legal Owner(s):</u>
N/A	Hereford United Methodist Church
Name - Type or Print	Name - Type or Print
Signature	Signature Steve T. Cochran, Pastor
Address Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner:	16931 York Road (410) 343-0660 Address Telephone No.
Roger L. Elliott	Address Telephone No. Monkton MD 21111
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Law Offices of Roger L. Elliott Company	<u>Mark E. Gardner</u> Name
One Willow Avenue (410) 821-1530	<u>1400 Mt. Carmel Road</u> 410 343-1184
Address Telephone No.  Towson, MD 21286-5227	Address Telephone No.  Parkton, MD 21120
Towson, MD 21286-5227  City State Zip Code	Parkton, MD 21120 City State Zip Code
A Public Hearing having been formally demanded and/or found this that the subject matter regulations of Baltimore County and that the property be reposted.	to be required, it is ordered by the Zoning Commissioner of Baltimore County er of this petition be set for a public hearing, advertised, as required by the zoning
	Zoning Commissioner of Baltimore County
Case No. 03-305-59H	Reviewed By CM Date 1.303
200 9118198	Estimated Posting Date

# Affida vit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

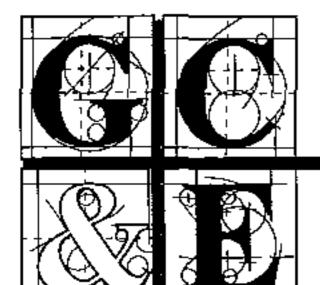
That the Affiant(s) does/do presently reside at	-	Steven T. Cochran, Pastor 1402 Mt. Carmel Road					
That the Finantial accorded procedury rection at	Address	<del></del>					
	Parkton, Maryland		21120				
	City	State	Zip Code				
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is filed, Affian additional information.	nt(s) will be requir	ed to pay a reposting and				
Mark E Hardyer Signature	Signature	Muca !	Collean				
Mark E. Gardner Name - Type or Print	Steven Name - Type	T. Cochran, P	astor				
STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this 27th day of of Maryland, in and for the County aforesaid, permark E. Gardner and Steven T. Co	November 2	<u>002</u> , before me, a	Notary Public of the State				
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set f	•		`				
AS WITNESS my hand and Notarial Seal							
	Notary Public	hay Wild	2				
REV 9 18 98	My Commission Ex	xpires05/01	/2003				

# Affidavite in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at	Steven T. Cochran, Pastor 1402 Mt. Carmel Road					
mar and ramanique accorde procently recide at	Address					
	Parkton, Maryland	21120				
	City	State Zip Code				
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	ormal demand is filed, Affiant(s additional information.	) will be required to pay a reposting and				
Mark & Dardjer Signature	Signature	Mux 1. Collien				
Mark E. Gardner Name - Type or Print	Steven T. Name - Type or P	Cochran, Pastor				
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STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this 27th day of		, before me, a Notary Public of the State				
of Maryland, in and for the County aforesaid, pe	rsonally appeared					
Mark E. Gardner and Steven T. Co	chran					
the Affiant(s) herein, personally known or satisfallaw that the matters and facts hereinabove set f	actorily identified to me as such					
AS WITNESS my hand and Notarial Seal						
	Lendyn Kac Notary Public	1 Wilma				
REV 9/18/98	My Commission Expire	es <u>05/01/2003</u>				

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No.19397	
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### Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

LIMITED

#### **CERTIFICATE OF POSTING**

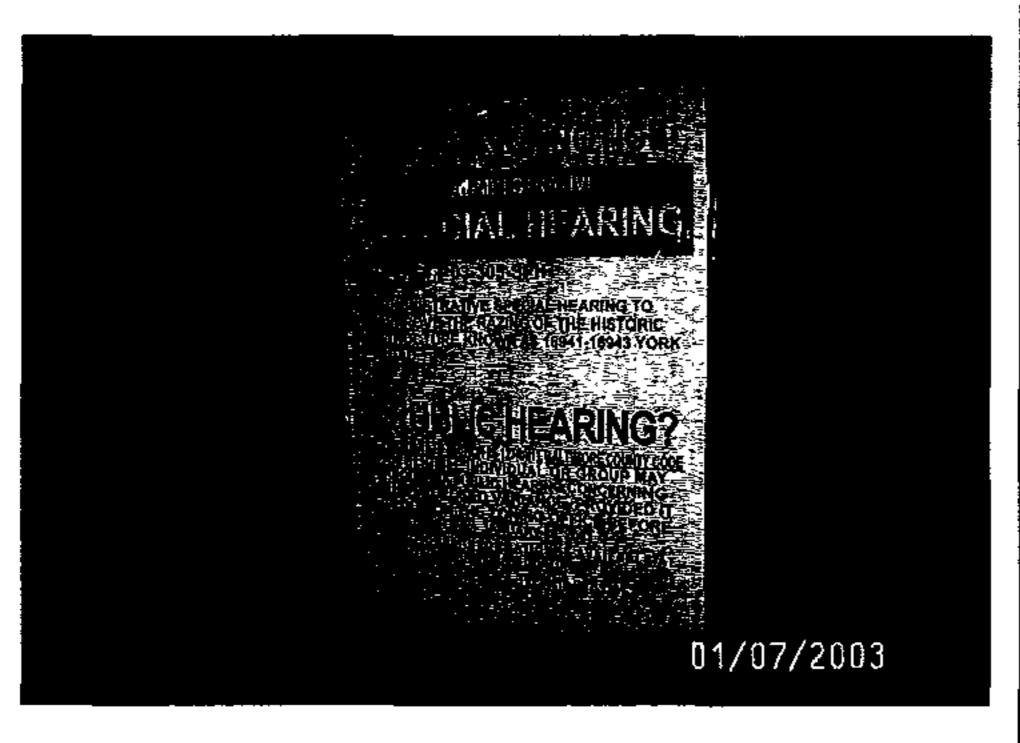
RE: CASE # 03-305-SPH
PETITIONER/DEVELOPER:
Hereford United Methodist Church
DATE OF HEARING:
N/A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

**ATTENTION: REBECCA HART** 

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



LOCATION:

16941-16943 York Road

DATE:

January 8, 2003

SIGNATURE OF SIGN POSTER

**BRUCE DOAK** 

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: January 7, 2003

## SEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

	per or Case N			305	<u> </u>	
Petitioner:	HBRE	FORD UNT	TED METHODIST	CHURCH	· · · · · · · · · · · · · · · · · · ·	
Address o	r Location: _	16931	YORK ROAD	21111		
Name:	ORWARD A HEREFORD  16931	UNITED.	METHODIST CHU	necu		<u></u>
	MONVET					——————————————————————————————————————
Telephone	Number:	(410) 3	43-0400 06	60		

Revised 2/20/98 - SCJ



Prior to preparing the required plat, the petitioner or his engineer should contact the following agencies for pertinent data that may be required by that particular agency.

1.	Assessments	410-512-4906
2.	Bureau of Capital Projects (traffic issues)	410-887-3751
3.	Fire Department	410-887-3998
4.	State Highway Administration	410-545-5600
<b>5</b> .	County Roads	410-887-3739
6.	Planning (design, screening, landscaping	410-887-3211
<b>7</b> .	Building Engineer (plans)	410-887-3987
8.	Department of Environmental Protection	
	and Resource Management (DEPRM)	410-887-3980
9.	If floodplain, Dept. of Natural Resources	410-631-3902
10.	If critical area, Maryland Office of Planning	410-767-4485

### NOTE:

The petitioner has the responsibility to verify the location of the subject site in regards to the Chesapeake Bay Critical Area (CBCA). A critical area map is available for reference in PDM. Should the site be located in this area, the petitioner is required to meet DEPRM critical area requirements regarding the site. PDM must have the DEPRM comments on the petitioner's request prior to the public hearing.

Also, floodplains and historic buildings should be identified. (See pages 16 and 17.)

### ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case	Number	03-	30	25	-SPH		Address	s <u>16</u>	94,	/ -/	69	43	YORK	] []
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BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT



# 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

January 28, 2003

Roger L. Elliott Law Offices of Roger L. Elliott One Willow Avenue Towson, MD 21286-5227

Dear Mr. Elliott:

RE: Case Number: 03-305-A, 16941 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,
U. Call Rillal

W. Carl Richards, Jr. Supervisor, Zoning Review

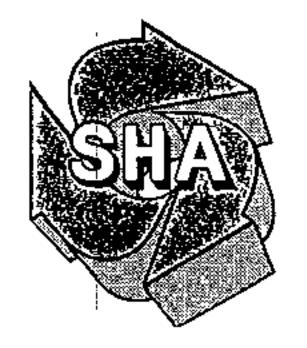
WCR:rjc

**Enclosures** 

c: Steve T. Cochran, Pastor Hereford United Methodist Church 16931 York Road Monkton, MD 21111 Mark E. Gardner 1400 Mt. Carmel Road Parkton, MD 21120 People's Counsel

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: 1.17.03

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County

Item No. 305 JCM

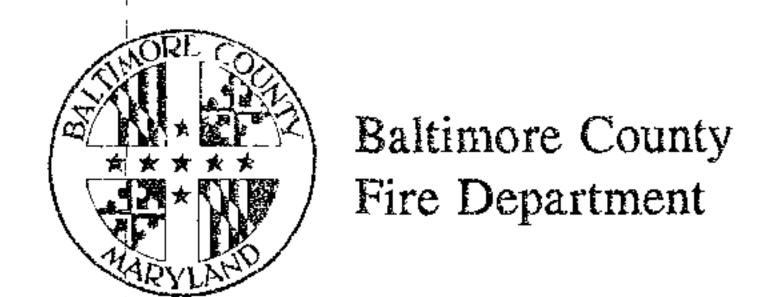
Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

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



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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: January 21, 2003

Item No.:

(305

307-311, 316-322, 324 &325

Dear Ms. Hart:

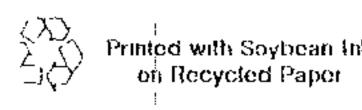
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

REVIEWER: LIEUTENANT JIM MEZICK, 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 PBS KILT

DATE:

February 20, 2003

**Zoning Petitions** 

Zoning Advisory Committee Meeting of <u>January 21, 2003</u>

**SUBJECT:** NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

3(05)308, 310, 311, 313, 315-319, 321-325

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

**DATE:** January 28, 2003

Dept. of Permits & Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

16941-43 York Road

INFORMATION

Item Number:

03-305-SPHA

Petitioner:

Mark Gardner (representative)

Zoning:

BM-CR

Requested Action:

Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The LPC did not oppose the demolition of the historic log structure known as the "Tipton House" located at 16941-43 York Road.

Section Chief:

AFK:KA

### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

**DATE:** January 28, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

FROM

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For January 27, 2003 Item Nos. 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 320, 321, 322, 323, 324, and 325

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

RWB:HJO:jrb

cc: File

# Hereford Community Association "The Voice of the Community"

April 23, 2002

Baltimore County
Landmarks Preservation Committee
County Courts Building
401 Bosley Avenue
Towson, MD 21202

RE: Public Hearing

Request by Hereford United Methodist Church

To Raze the Tipton Duplex (MHT Site Number BA 2049)

16941-43 York Road Monkton, Maryland

Attention: Hearing Officer

The by-laws of the Hereford Community Association state that our organization is to be the principal voice of the community on all issues related to growth, safety and welfare. Given that charge, our Association works diligently to preserve and enhance the overall quality of life in the rural village of Hereford. We review each development proposal to determine whether it will enhance or detract from our vision of Hereford in the  $21^{st}$  century. We routinely work with Councilman McIntire and Bill Hughey from the Office of Planning and with David Malkowski, District Engineer for the State Highway Administration. Recent issues have included various development proposals, roadway improvements on both York Road and on Mt. Carmel Road, new drainage and storm water management facilities, various streetscaping measures, improved access to Hereford High School, adjustments to school bus routes and the public safety radio tower at SHA's Hereford Shop.

At recent monthly meetings of the Hereford Community Association, representatives from the Hereford United Methodist Church have briefed our membership on the Church's expansion plans and their application to Baltimore County to raze the abandoned and deteriorated duplex structure located at 16941-43 York Road. On May 9, 2002, the Landmarks Preservation Committee will hold a hearing to determine whether or not the structure should be added to their preliminary list of historic structures.

Page 44 of The Hereford Plan specifically states that the local community association is to be involved in any historical determination. After careful consideration, it is the general opinion of our membership that the Tipton Duplex does not contribute to either the aesthetic or the historic fabric of our community. As a result, at the April 9, 2002 meeting of the Hereford Community Association, our membership formally voted to go on record in support of the Church's plans to demolish the Tipton Duplex.

Very truly yours, Charle E. Utemphlesk

Charles E. Utermohle, President

P.O. Box 180 Monkton, MD 21111

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND  NT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204 DEA: // // / / / / / / / / / / / / / / / /
PRINTING OF THE PROPERTY OF TH
PERMIT #: 17 100 /2-2 PROPERTY ADDRESS RECEIPT #: 17 44-9/68 SUITE/SPACE/FLOOR  NO
CONTROL # 1/ DO NOT KNOW
XREE #: TAX ACCOUNT #: 0719072950 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) OF 3
PIE: / ), ( ) NAME: HEREFORD UNITED MEDIODIST CHURCH
PAID: ADDR: 110931 YORK ROAD POBOX ADD
PAID BY:
THAT THE CANTE THE ORDINATION THE NAME: MAKE GARDIER YES - NO -
AND KINN THE SAME IS CORRECT AND TRUE, COMPANY: HERETORD UNITED METHODIST CHURCH
AND THAT IN DOING THIS WORK ALL PROVI- SIONS OF THE BALTIMORE COUNTY CODE AND STREET  16931 YORK ROAD PO BOX 400
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OCMPLIED WITH MIGHER HEREIN SPECIFIED  PHONE #: (410) 343-0660 MHIC #  MHBR#  APPLICANT  APPLICANT
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02. TWO FAMILY 09. CHURCH, OTHER RELIGIOUS BUILDING
03. THREE AND FOUR FAMILY 10. FENCE (LENGTH HEIGHT ) 04. FIVE OR MORE FAMILY 11. INDUSTRIAL, STORAGE BUILDING
(ENTER NO UNITS) 12.—PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE 14. HOSPITAL, INSTITUTIONAL, NURSING HOME OF A CONTROL OF THE PAIR GARAGE
07. OTHER 15. OFFICE, BANK, PROFESSIONAL
16. — PUBLIC UTILITY 17. — SCHOOL, COLLEGE, OTHER EDUCATIONAL
TYPE FOUNDATION BASEMENT 18. SIGN .
1. SLAB 2. FULL 19. STORE MERCANTILE RESTAURANT ( CO) / SPECIFY TYPE
2. BLOCK 2. PARTIAL SPECIFY TYPE — SPECIFY TYPE 3. NONE 20. SWIMMING POOL SPECIFY TYPE SPECIFY TYPE SPECIFY TYPE SPECIFY TYPE
21. TANK. TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS <u>SACK</u> )FILLED.
1. GAS 3. ELECTRICITY 1. PUBLIC SEWEREXISTSPROPOSED 2. OIL 4. COAL 2. PRIVATE SYSTEM
3. STRUCTURE STEEL PROPOSED
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OF MATERIALS AND LABOR
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OWNERSHIP
1. PRIVATELY OWNED 2. PUBLICLY OWNED / 3. SALE 4. RENTAL
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CARBAGE DISPOSAL I. Y. 2. N. BATHROOMS CLASS C FOLIO
APPROVAL SIGNATURES DATE
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DEPTH SIDE STREET SEDI CTL:
HEIGHT FRONT SETBK / // ZONING : :
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MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

### BALTIMORE COUNTY, MARYLAND

### **MEMORANDUM**

TO:

Lawrence E. Schmidt,

**DATE**: May 20, 2002

Zoning Commissioner

FROM:

Kimberly R. Abe, Secretary

Landmarks Preservation Commission

SUBJECT:

Tipton House, 16941-43 York Road, Hereford

On May 9, 2002, the Landmarks Preservation Commission conducted a public hearing and discussed placing the Tipton House (MHT Inventory # BA 2049) on the landmarks list. Representatives of the property's owner, the Hereford United Methodist Church, participated in the discussion, and informed the Commission that an application had recently been made for a County permit to demolish the house.

After agreeing by consesus not to place the house on the landmarks list, the Commission voted to notify the Zoning Commissioner that the Commission does not object to the demolition provided that the structure is first photographically documented in accordance with "The Secretary of the Interior's Standards." The owner's representatives expressed agreement with this requirement, and also indicated a willingness to cooperate in allowing the salvage of historic materials during the demolition. Thus, by copy of this memo, the Baltimore County Historical Trust, which has previously participated in such salvage, is being notified of the possible opportunity.

KRA:TD:td

C: Mark E. Gardner, Building Committee, Hereford United Methodist Church Roger L. Elliott, Counsel for Hereford United Methodist Church Ruth B. Mascari, President, Baltimore County Historical Trust, Inc. Arnold Jablon, Director, Permits and Development Management

Hereford United Methodist Church 16941-16943 York Road

PARCEL NO. II S.M. 0015121 Folio 39 Recorded Land Records of Ba County April 13, 2001.

BEGINNING FOR THE SAME on the East side of the York Road at the beginning of a parcel of land which by a Deed dated February 2, 1926, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 632 folio 5, was conveyed by George A. Bull, et al, to John E. Foster and wife, and running thence with and binding on the first line of said parcel of land East 200 feet thence running and parallel to the York Road South 102 feet to the Northeast corner of the Hereford Baptist Church Parsonage lot thence running parallel with the first line of the lot now being described and binding on the North line of said Parsonage lot west 200 feet to the east side of the York Road and thence binding on the East side of the York Road north 102 feet to the place of beginning, containing 0.47 acres of land, more or less. The improvements thereon now known as Nos. 16941-16943 York Road:

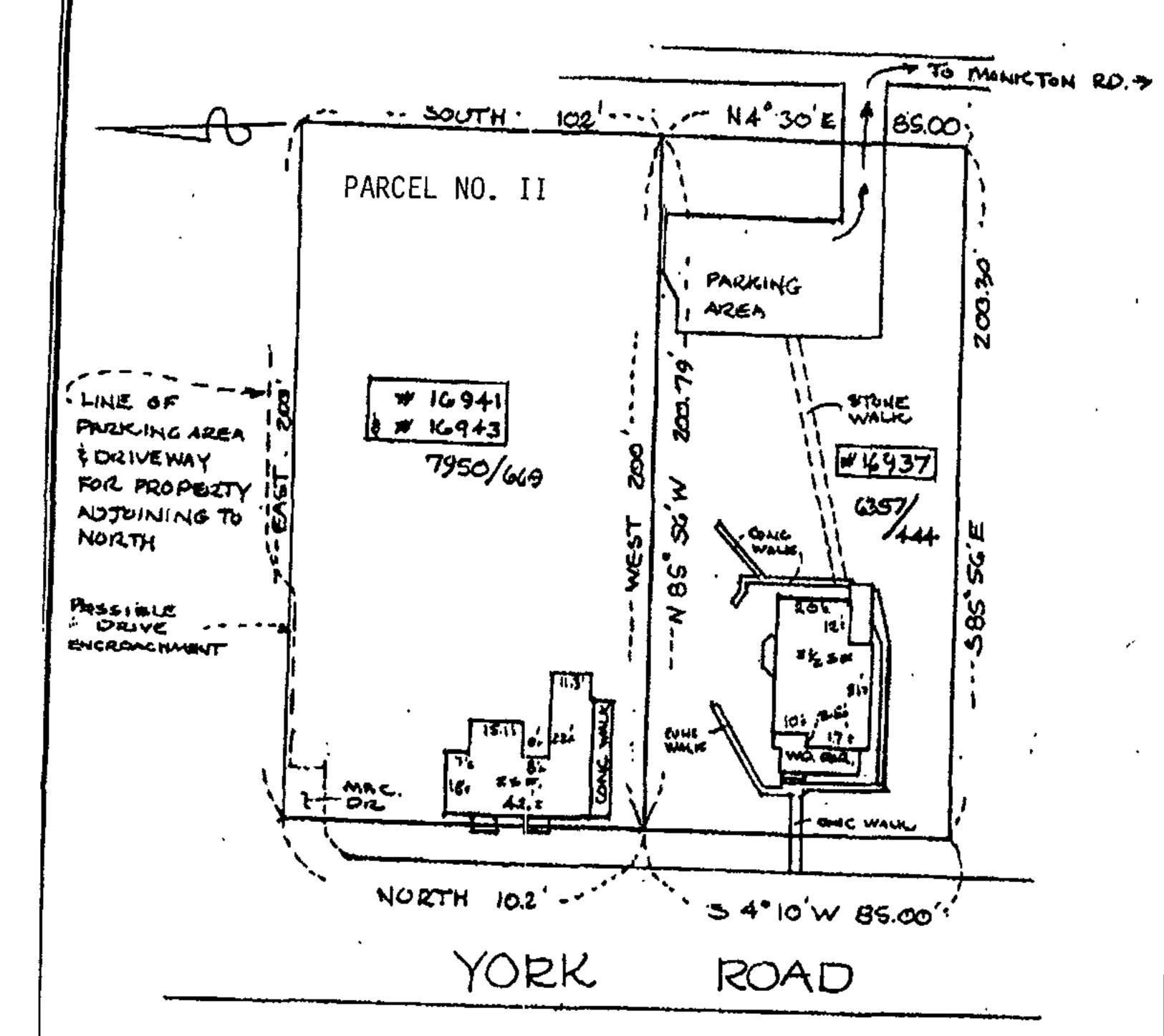
SEE ATTACHED SEAL

205

5 5 A

### FOPKING ENGINEERING

3410 WALNUT ROAD ABERDEEN, MARYLAND 21001 410-879-5354 - Phone 410-893-5185 - Fax



### LOCATION DRAWING

... # 14943-14941 & 16937 YORK ROND

COUNTY/OTY: BAUTO, CO, MQ

PAROOK:

DEED 1881 ... 15357/444 . \$ 7950/669

SUBOY NAME:

LOR . . . . . MOOK: . . . . SECTIONE

ROCOZONE: C

NOTES:

- 1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INSCHAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS
- AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR REFINANCING.
  THIS PLAT IS NOT TO BE REUED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING
- 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE DESTREES TON OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

4 THE OFFSET DIMENSIONS TO THE APPARENT PROPERTY UNES SHOWN HEREON REFLECT AN ACCURACY OF \$2.





Robert L. Ehrlich Jr. Governor Michael S. Steele Lt. Governor

Andrey E. Scott Secretary

January 21, 2003

Ms. Rebecca Hart Baltimore County Department of Permits and Development Management County Office Building 111 West Chesapeake Avenue, Room 111 Mail Stop #1105 Towson MD 21204

Zoning Advisory Committee Agenda, 01/27/03 re: case numbers 03-305-SPH, 03-306-X, 03-307-SPH, 03-308-A, 03-309-A, 03-310-A, 03-311-A, 03-312-X, 03-313-SPH, 03-314-XA, 03-315-SPH, 03-316-SPHX, 03-317-A, 03-318-A, 03-319-A, 03-320-A, 03-321-A, 03-322-A, 03-323-SPHA, 03-324-A, 03-325-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/16/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

Mike Nortrup cc:

