

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Falls Road, 1,200 ft. W Falls Rd.,	*	DEPUTY ZONING COMMISSIONER
1,550 ft. N of Ruxton Road	*	FOR
3rd Election District	*	BALTIMORE COUNTY
2nd Councilmanic District	*	CASE NO. 05-495-A
(10214 Falls Road)		
Diana W. & Clinton R. Daly		
<i>Petitioners</i>		
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jill N. and George R. Knotts. The variance request is for property located at 10214 Falls Road in the Lutherville area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 30 ft. in lieu of the required 50 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 1, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Historic Preservation Section of the Office of Planning dated April 12, 2005 in support of the Petitioners' request. It should be noted that the Landmarks Preservation Commission voted to place this property (MHT Inventory #BA-219) on the Landmark List at its May 12, 2005 meeting. In addition, the comment indicates that the Historic Preservation staff supports the request but states in the ZAC comment that the Petitioners must not alter the exterior of the structure without

NOTED RECEIVED FOR FILING
 6/3/05
 Ray

approval by the Landmarks Preservation Commission. A copy of this comment is attached hereto and made a part hereof. Also attached to this order is a copy of correspondence dated May 25, 2005 from the Office of Planning to the Administrative Officer of Baltimore County verifying that the Landmarks Preservation Commission placed the "Rockland" house, etc. located at 10214 Falls Road on the Baltimore County Landmarks List.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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6/13/05

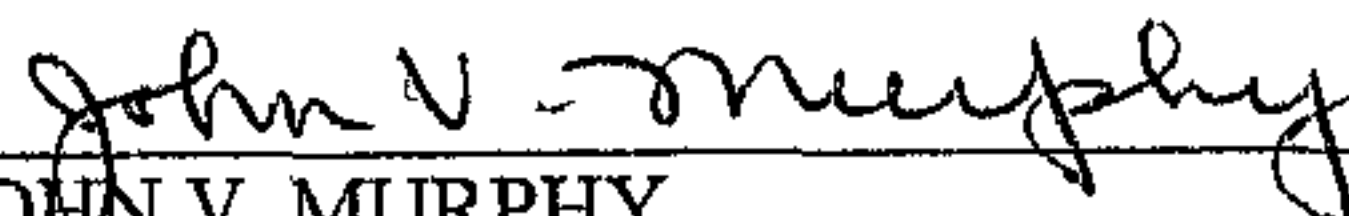
gls

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3 day of June, 2005, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an addition with a rear yard setback of 30 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning said property to its original condition;
2. Compliance with the ZAC comments submitted by the Office of Planning dated April 12, 2005, a copy of which is attached hereto and made a part hereof. Specifically, that:
 - (1) The Petitioner cannot alter the exterior of the structures without the approval of the Landmarks Preservation Commission.
3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

RECEIVED FOR PLANNING
6/3/05
raj

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June, 2005

Mr. & Mrs Clinton R. Daly
10214 Falls Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-495-A
Property: 10214 Falls Road

Dear Mr. & Mrs. Daly:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance 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,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: SMG Architects, Inc.
1016 Morton Street
Baltimore, MD 21201

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10214 Falls Road
which is presently zoned D.R. - 1

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) 1B02.3.c.1 BCZR.

To permit an addition with a rear yard setback of 30'
in lieu of the required 50'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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:

SEE ATTACHMENT FOR *
MAILING ADDRESS.

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

Legal Owner(s):

Clinton R. Daly

Name - Type or Print _____
Signature Clinton R. Daly
Diana W. Daly
Name - Type or Print _____
Signature Diana W. Daly

10214 Falls Road 410-828-1775
Address Telephone No.
Lutherville, MD 21093-3633
City State Zip Code

Representative to be Contacted:

SMG Architects, Inc.

Name _____
1016 Morton St. 410-685-3582
Address Telephone No.
Baltimore, MD 21201
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-495-A

Reviewed By JF Date 3/30/05

Affidavit in Support of Administrative Variance

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.

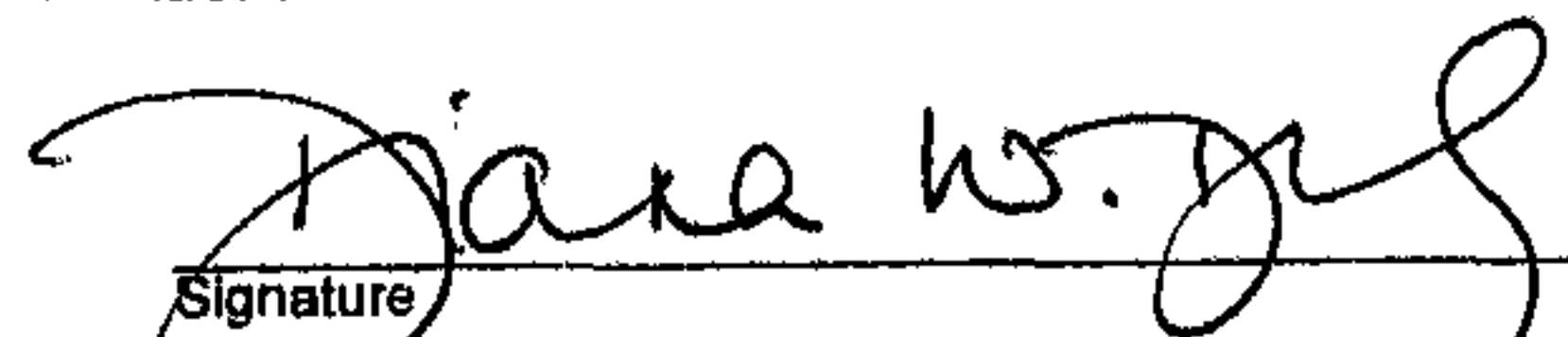
That the Affiant(s) does/do presently reside at 10214 Falls Road
Address
Lutherville, MD 21093-3633
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

(See attached letter)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature
Clinton R. Daly
Name - Type or Print


Signature
Diana W. Daly
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Clinton R. Daly & Diana W. Daly
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires

07/01/08

Affidavit in Support of Administrative Variance

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 10214 Falls Road
Address
Lutherville, MD 21093-3633
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

(See attached letter)

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Clinton R. Daly
Signature

Clinton R. Daly

Name - Type or Print

Diana W. Daly
Signature

Diana W. Daly

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of January, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Clinton R. Daly & Diana W. Daly
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sandra Mills
Notary Public

My Commission Expires

07/01/08



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10214 Falls Road
which is presently zoned D.R. - 1

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) 1B02.3.C.1 BCZR

*To permit an addition with a rear yard setback of 30'
in lieu of the required 50'.*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 _____

Legal Owner(s):

Clinton R. Daly
Name - Type or Print _____
Signature *Clinton R. Daly*
Diana W. Daly
Name - Type or Print _____
Signature *Diana W. Daly*
10214 Falls Road 410-828-1775
Address _____ Telephone No. _____
Lutherville, MD 21093-3633
City _____ State _____ Zip Code _____

Representative to be Contacted:

SMG Architects, Inc.
Name _____
1016 Morton St. 410-685-3582
Address _____ Telephone No. _____
Baltimore, MD 21201
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 05-475-A

Reviewed By JE Date 3/30/05

REV 10/25/01

Estimated Posting Date 4-10-05

SCHAMU MACHOWSKI GRECO

Diana and Clinton Daly
10214 Falls Road
Lutherville, MD. 21093

January 26, 2005

Re: Zoning Variance Narrative

Dear Diana and Clinton,

We are writing on your behalf to explain the reasons for your request for an Administrative Variance at the above address for the purpose of building a new attached three car garage. Given that the house was built in the early 19th Century and is tucked to the rear of the property where there is an embankment, there are practical difficulties in locating a garage adjacent to the house. As you envision continuing the existing driveway through the property and connecting it to the front driveway's loop, a difficult first floor attachment can be avoided. This will provide an opportunity for a porte-cochere and a second floor link to the upper level of the garage. All these advantages provide for a sympathetic attachment to the historic architecture of the house – as rooflines can be easily reconciled and access by foot and by car easily accomplished. The location of the garage in the embankment with an upper level will also provide much needed usable space for the old farmhouse. Two functions are planned – a workout space and a guest bedroom. The work out space will address a household hardship as Diana is a cancer survivor who has Type 1 diabetes, and she requires an exercise regime to regulate blood sugar and tone muscle tissue. And during the warmer months of the year, it will also allow her to have easier access to the pool with a changing area and a bath nearby.

Respectfully submitted,

Schamu Machowski Greco Architects

MARYLAND:
1016 MORTON ST
BALTIMORE, MD 21201
TEL 410 685 3582
FAX 410 625,4790

WEST VIRGINIA,
14TH & CHAPLINE ST
SUITE 505
WHEELING, WV 26003
TEL 304 233 0048
FAX 304 233 7564
WWW.SMGARCH.COM

ZONING DESCRIPTION FOR 10214 FALLS ROAD

February 24, 2005

Beginning at a point at the south side of a private road 1200 feet west of Falls Road 34 feet of paving which point is 1550 feet north Ruxton Road then following the course and distance South 66 degrees 08 minutes 20 seconds East 72.05 feet to a pipe ; South 50 degrees 35 minutes 30 seconds East 72.05 feet to a pipe ; South 21 degrees 11 minutes West 41.90 feet to a pipe ; South 20 degrees 30 minutes 40 seconds East 79.79 feet to a pipe ; South 13 degrees 23 minutes 40 seconds West 87.84 feet to a pipe ; South 27 degrees 48 minutes West 87.94 feet to a pipe; South 57 degrees 37 minutes 50 seconds West 87.75 feet to a pipe ; South 89 degrees 50 minutes 20 seconds West 177.04 feet to a pipe ; North 80 degrees 49 minutes 30 seconds West 39.05 feet to a pipe; North 61 degrees 00 minutes West 88 .64 feet ; North 27 degrees 22 minutes 30 seconds east 143.20 feet to a pipe heretofore set, North 47 degrees 32 minutes 30 seconds West 43.00 feet to a pipe heretofore set ; North 11 degrees 20 minutes 50 seconds East 69.93 feet; then leaving those outlines and running for lines of division now made parallel with and 20 feet south and east of the fifth, sixth, seventh, eighth, and ninth lines of the parcel of and containing 16.447 acres which is excepted from tract No.1 conveyed in a deed from John Triplett Haxall Johnson and wife et al., to the Rockland holding company dated March 26, 1970 and recorded among the land records of Baltimore County at Liber OTG 5129 folio 404, the five following courses and distances : (1) south 81 degrees 14 minutes 50 seconds East 64.79 40 feet, (2) North 55 degrees 40 minutes 30 seconds east 65.52 feet, (3) North 25 degrees 10 minutes East 80.08 feet (4) North 43 degrees 10 minutes East 57 .06 feet and (5) North 59 degrees 12 minutes East 38.05 feet ; then continuing to run for lines of division the following lines and distances : North 71 degrees 34 minutes 31 seconds East 99.45 feet – to a parcel of land which by deed dated January 5, 1979 and recorded among the land records of Baltimore County at Liber EHKJR folio 427 was conveyed by Harrison Garrett et al. , to John T.H. Johnson and wife, then binding reversely on the seventh and sixth lines and reversely on a part of the fifth line of that parcel of land. The entire parcel containing 2.906 acres in the 3rd election district and 2nd councilmanic district.

495

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443031

DATE 3-30-05

ACCOUNT 001-006-0150

AMOUNT \$ 65.00

RECEIVED CLINTON DAILY

FROM 10214 PAULS RD

Adm. V61

Item # 495

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

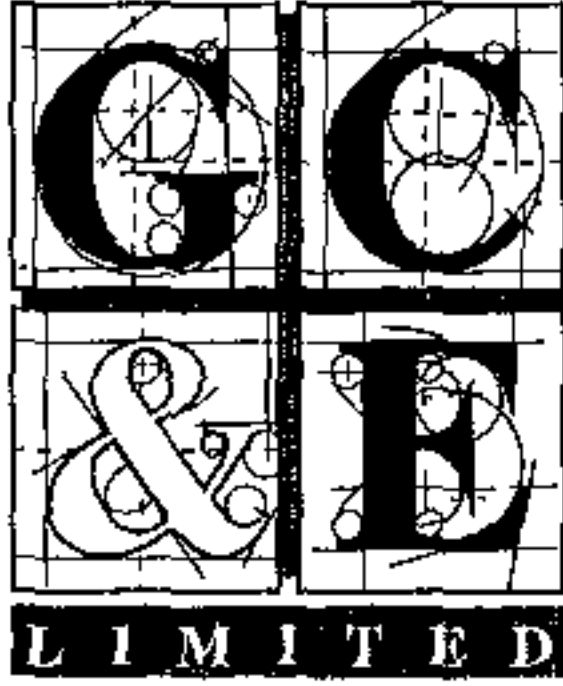
RECEIVED BY: [Signature] DATE: 3/30/05

FOR: 10214 PAULS RD

AMOUNT: \$ 65.00

RECEIVED BY: [Signature]
DATE: 3/30/05
FOR: 10214 PAULS RD
AMOUNT: \$ 65.00
BALANCE: \$ 0.00

CASHIER'S VALIDATION



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

CERTIFICATE OF POSTING

RE: CASE #05-495-A
PETITIONER/DEVELOPER:
Clinton & Diana Daly
DATE OF CLOSING: 4/25/05

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

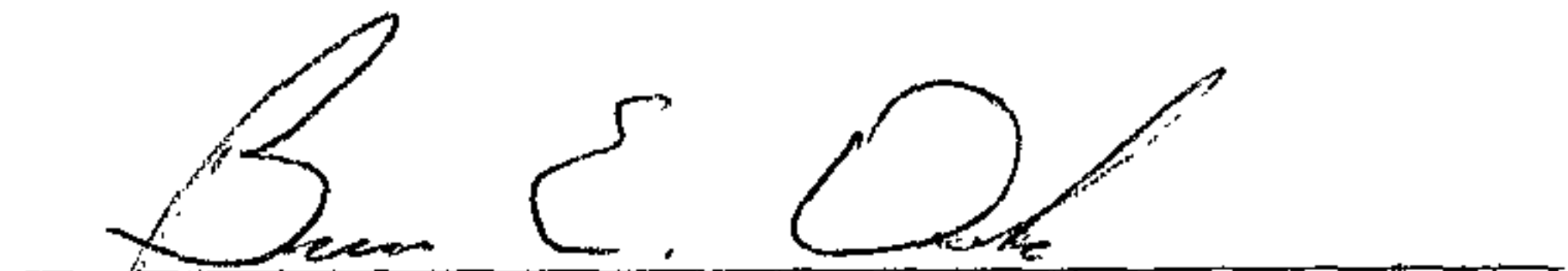
ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size print)

LOCATION:
10214 Falls Road



SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

POSTED ON: 4/01/05

2006 NOTICE

REAR YARD VARIANCE

CASE # 04-01-0005

To permit an addition with a rear yard setback of 30' in lieu of the required 40'

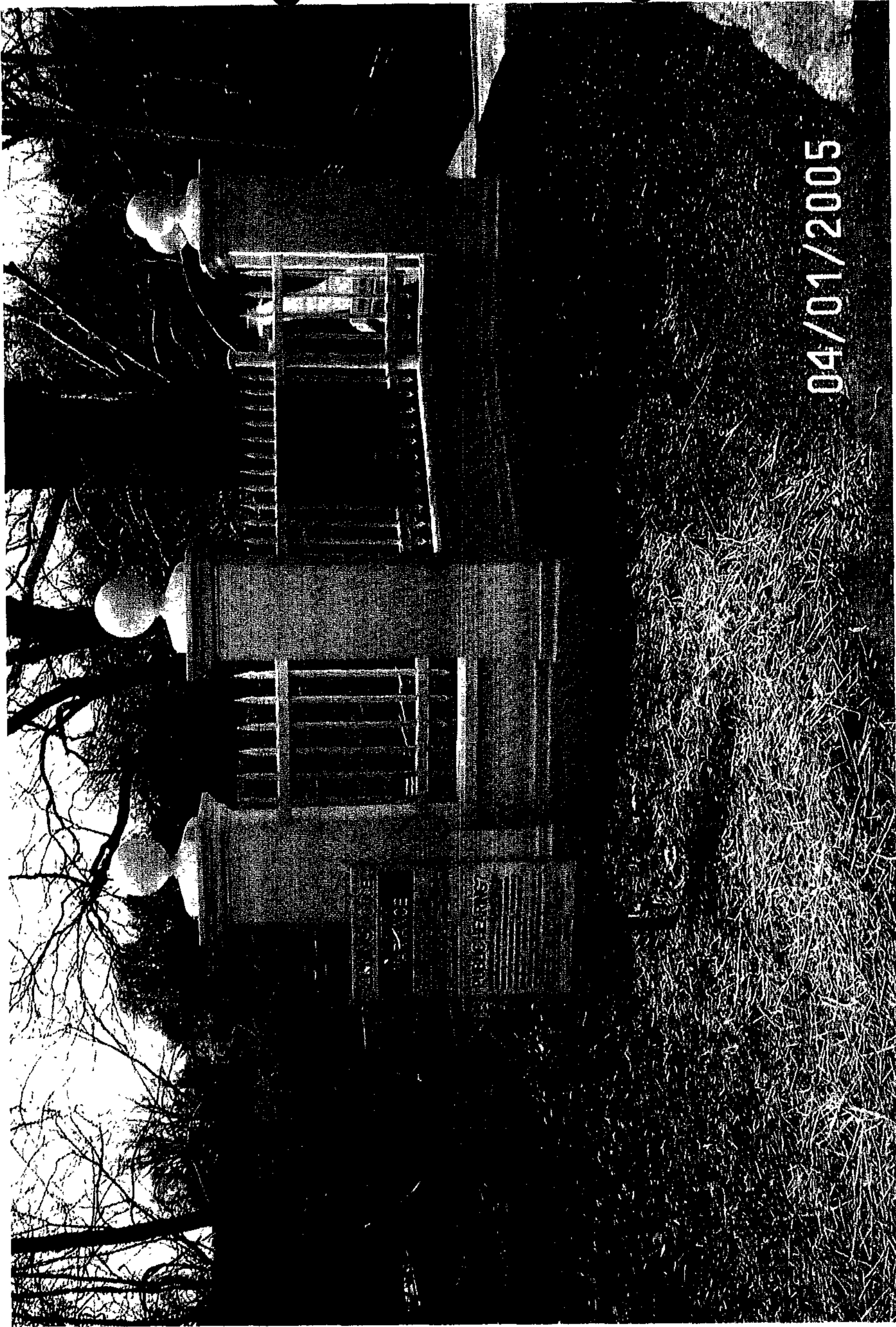
PUBLIC HEARING?

PURSUANT TO SECTION 28-121 OF THE BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON JANUARY 14, 2006.

ADDITIONAL INFORMATION IS AVAILABLE AT THE ZONING ADMINISTRATION OFFICE, 10000 ROCKHILL ROAD, BALTIMORE, MD 21234. FOR MORE INFORMATION, PLEASE CALL 410-386-7300.

04/01/2005

04/01/2005



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 495 -A Address 10214 FALLS RD

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3-30-05 Posting Date: 4-10-05 Closing Date: 4-25-05

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

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 05- 495 -A Address 10214 FALLS RD

Petitioner's Name Clinton & Diana Daly Telephone 410-828-1775

Posting Date: 4-10-05 Closing Date: 4-25-05

Wording for Sign: To Permit an addition with a rear yard setback
of 30' in lieu of the required 50'

WCR - Revised 6/25/04

**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: 05-495-A
Petitioner: DIANA AND GUNTER DALY
Address or Location: 10214 FALLS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DIANA AND GUNTER DALY
Address: P.O. BOX 686
BROOKLYNDALE, MD 21022
*(MAILING ADDRESS)
Telephone Number: 410-828-1775

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

April 25, 2005

Clinton R. Daly
Diana W. Daly
10214 Falls Road
Lutherville, Maryland 21093-3633

Dear Mr. and Mrs. Daly:

RE: Case Number: 05-495-A, 10214 Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 30, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
SMG Architects, Inc. 1016 Morton Street Baltimore 21201

Visit the County's Website at www.baltimorecountyonline.info



April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 487, 488, 489, 490, 491, 493, 493, 495, 496, 497, 502, 503

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: April 18, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2005
Item No. 485, 486, 487, 488, 490, 491,
492, 494, 495, 497, 498, 499, 501, 503,
and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: May 24, 2005, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 11, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-486

05-488

05-490

05-494

05-495

05-496

05-498

05-500

05-501

05-504

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John Alexander
Permits and Development
Management

DATE: March 19, 2005

FROM: Karin Brown
Preservation Services
Office of Planning

SUBJECT: 10214 Falls Road

Staff supports the applicant's request to file for an administrative variance regarding 10214 Falls Road.

Preservation staff reviewed the proposal to construct an attached garage at 10214 Falls Road. The site is known as the "Rockland" property and is included on the Maryland Historic Trust Inventory (MHT # BA-219).

The property is in the process of being nominated to the Landmarks List and a public hearing has been scheduled for May 12, 2005. Any design issues regarding the proposed garage will be discussed at the time of the Landmarks Preservation Commission public hearing and will be addressed in their recommendations to the Hearing Officer.

CC: Mr. Tom Gamper

KB:lsn

495

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 4, 2005

APR - 6 2005

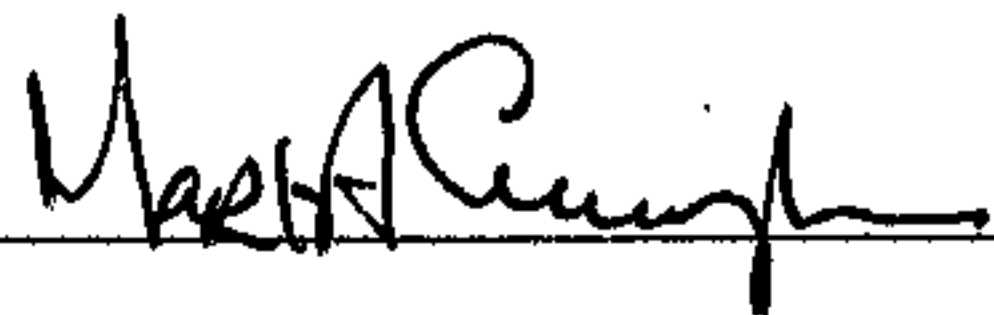
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-495 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 8, 2005

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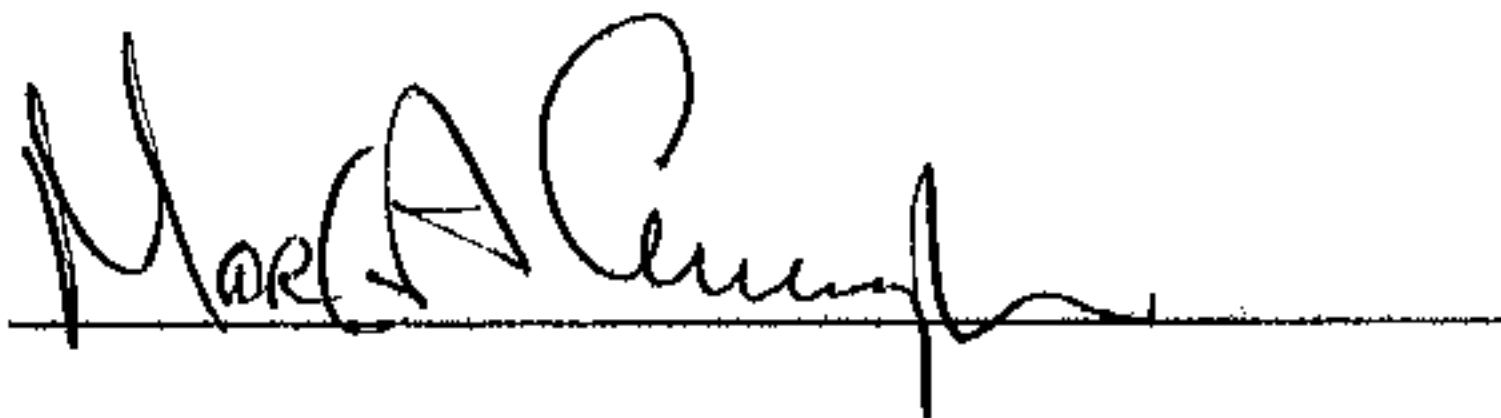
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-495 – Administrative Variance

It is incumbent upon the petitioner to demonstrate to the Zoning Commissioner that there are special circumstances or conditions existing on the subject site that are peculiar to the subject land or structure where strict compliance of the BCZR would result in practical difficulty and unreasonable hardship.

Prepared By:



Division Chief:



MAC/LL

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4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 12, 2005

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

SUBJECT: 10214 Falls Road

INFORMATION:

Item Number: 5-495 – **REVISED COMMENTS**

Petitioner: Clinton R. Daly

Zoning: DR 1

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The petitioner requests a variance to permit an addition with a rear yard setback of 30 feet in lieu of the required 50 feet. The property in question ("Rockland") is included on the MHT Inventory (# BA-219). It is presently being considered for placement on the Landmark List. A public hearing has been scheduled for May 12, 2005.

Historic Preservation staff supports the requested variance. Section 32-7-302(d) of the Baltimore County Code, however, stipulates that the exterior of structures being considered for inclusion on the Preliminary Landmarks list can not be altered without approval by the Landmarks Preservation Commission (LPC). As such, the petitioner must submit 20 copies of the proposed site plan and elevation drawings of the proposed addition to the Historic Preservation staff prior to May 2, 2005.

RECEIVED
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ZONING COMMISSIONER

MAILED
6/3/05
Raj

For further information concerning the matters stated herein, please contact Karin Brown at 410-887-3480.

Prepared by: Mark A. Cunningham

Division Chief: John J. Ladd

AFK/LL:MAC:

RECEIVED FOR ALB
6/3/05
JL

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



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 4.8.05

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

RE: Baltimore County
Item No. 495 JRF

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

Baltimore County, Maryland

OFFICE OF PLANNING

Memorandum

TO: Anthony G. Marchione
Administrative Officer

DATE: May 25, 2005

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

SUBJECT: Additions to the Baltimore County Landmarks List

In accordance with Section 32-7-302(e) in the *County Code*, the information about actions by the Landmarks Preservation Commission to place structures on the Preliminary Landmarks List is "submitted to the County Executive for review prior to introduction in the County Council for adoption as a Final Landmarks List." The law also specifies that "the Executive's review period may not exceed sixty days." The law does not specify the point at which the sixty days commences, but has traditionally been interpreted as the time at which this notification is received for the Executive.

The process for obtaining the County Executive's review is normally handled through a memo of this type, with the usual accompanying materials for use by the Administrative Officer in arranging for the review and the subsequent notification to County Council.

The LPC placed the following list of structures (including some ruins) on the Preliminary Landmarks List on April 14, 2005 and May 12, 2005.

April 14, 2005

- 271. Chilham house, 10631 Jones Road, Bradshaw vicinity (MHT # BA-251) [5]
- 272. Kenilworth slave quarter, 1240 Paper Mill Road, Ashland vicinity
(MHT # BA-184) [3]
- 273. Martin Fugate slave quarter, 17208 Troyer Road, Troyer vicinity
(MHT # BA-617) [3]
- 274. Pot Spring slave quarter, 2201 Pot Spring Road, Timonium vicinity (MHT # BA-

434)

[3]

275. Worthington slave barracks and two cemeteries, Granite (King Memorial Park) vicinity (MHT # BA-3047) [4]
276. Hazel Thomas House, 2712 Spring Hill Road (MHT # BA-1689; Chattolane African-American Survey District, Green Spring Valley National Register Historic District) [2]
277. Ives property, 8413 Stevenson Road, Stevenson vicinity [2]

May 12, 2005

278. Henry (f. k. a. Taylor) House, 9913 Philadelphia Road, Nottingham vicinity (MHT # BA-3177) [6]
279. Jones-Taylor-Henry family cemetery, 9913 Philadelphia Road Nottingham vicinity (MHT # BA-3177) [6]
280. "Belmont" house (including the connected "slave quarter"), 3302 Belmont Avenue, Worthington Valley (MHT # BA-169) [3]
281. "Green Spring slave quarter," 112 Greenspring Valley Road, Chattolane vicinity (MHT # BA-45) [2]
282. "Summerfield" house, 3 Running Fox Road, Loch Raven Reservoir vicinity (MHT # BA 137) [3]
283. "Springfield" house, 12605 Dulaney Valley Road, Long Green vicinity (MHT # BA-412) [3]
284. "Smallwood" house, barn, and slave-quarter, 14400 Bonnie View Road, Western Run Valley (MHT # BA-449) [3]
285. "Rockland" house, smokehouse, and stone oven, 10214 Falls Road, Rockland (MHT # BA-219) [2]
286. "Rowe-Jessop-Fosters Store, 16925 York Road, Hereford (MHT # BA-2051) [3]

All of the property owners were mailed notification at addresses obtained from SDAT records. The nominations for the majority of these hearings were initiated by staff as part of a recent study of rare surviving slavery resources (271-275, 280-285.) The Nottingham

Community Association nominated 278 and 279. The Sparks-Glencoe Association nominated 286.

The property owner of 271 did not oppose the listing after the historic documentation was presented at the hearing. The property owner of 272 was in full support of the nomination. The property owner of 273 voiced opposition for listing this ruin in their horse field. The property owner of 274 understood that the early 19th century house at the base of Pot Spring mansion was eligible for listing as a historic house, but did not believe the building was ever used to house slaves. The property owner of 275 attended the hearing to clarify what buildings were listed but did not voice opposition. The property owner of 276 did not appear at the hearing. The property owner of 277 attended the hearing to oppose the listing. The attorney for the property owner of 278 opposed the listing. There was no opposition voiced at the hearing about 279, a cemetery that is also afforded protection under state law. The property owner of 280 opposed listing the portion of his house identified as a slave quarter in documentation that was completed with his authorization when Worthington Valley National Register District was formed in the late 1970s. The property owner of 281 claimed that the listing would create a financial hardship. The property owner of 282 did not appear at the hearing. The property owner of 283, a Columbia, MD resident, did not appear at the hearing. The property owner of 284 attended the hearing but did not voice opposition. The property owner of 285 supported the nomination. The property owner of 286 did not attend the hearing.

AFK:TD:td

Enclosures

c: Jay L. Liner
Timothy M. Kotroco
Donna Morrison

DRAFT

The Honorable Joseph Bartenfelder
Chairman, Baltimore County Council
County Courthouse
Towson, MD 21204

Re: Additions to the Historic Landmarks List

Dear Councilman Bartenfelder:

Section 32-7-302 in the County Code establishes the procedure for the Landmarks Preservation Commission (LPC) to add properties to the list of historic "Landmarks" in Baltimore County.

After reviewing properties for eligibility and conducting a public hearing, the LPC approves *additional structures* for the "Preliminary Landmarks List." Notification about the added properties is then sent to the County Executive for review before being forwarded to the County Council to be adopted as additions to the "Final Landmarks List." As approved by the Council, the Final List now includes 244 properties with one or more specified historic structures.

Continuing its work, the LPC has voted to add structures on sixteen more properties. These new listings are described in the attached capsule summary sheets, and are hereby submitted on behalf of the County Executive for action by the Council.

Enclosed for your convenience is a draft of a Notice for the requisite public hearing by the Council. Please remember that the LPC staff (in the Office of Planning) needs approximately forty days advance notice of the date selected for the Council's public hearing, to allow timely mailing of the required notifications to the property-owners on behalf of the Council.

Sincerely,

Anthony G. Marchione
Administrative Officer

AGM: _____

Enclosures

c: Thomas J. Peddicord, Jr, Legislative Counsel/Secretary
Brian J. Rowe, County Auditor
Jay L. Liner, County Attorney
Arnold F. 'Pat' Keller, III, Director, Office of Planning
Vicki Nevy, LPC Administrator/Secretary

**BALTIMORE COUNTY
PRELIMINARY LANDMARKS LIST
Additions by the Landmarks Preservation Commission**

Approved on April 14, 2005

271. Chilham house, 10631 Jones Road, Bradshaw vicinity (MHT # BA-251)
Chilham, a stone house in the Gunpowder Fork area, is the only known remaining slave quarter in the county's earliest-settled region near the 18th century tobacco port of Joppatown. The house represents the history of iron production and slavery in Baltimore County. Annanias Divers bought this site in 1797. In 1810, Divers advertised for the capture of a slave named John Alexander who had boarded a ship called *Jolly Miller* in Baltimore to flee. Benjamin Buck owned the Chilham house in 1816, after he married into the Divers family. According to the 1823 County Tax List, Buck owned several large tracts of land, as well as eight slaves. By 1850, Chilham house was owned by Robert Taylor who built the large Italianate house called Mt. Peru on Jones Road. The 1850 U.S. slave schedule shows Robert Taylor as the owner of three slaves; a ten-year-old male, a 23-year-old-male, and a fugitive from the state.

272. Kenilworth slave quarter, 1240 Paper Mill Road, Ashland vicinity
(MHT # BA-184)

Kenilworth slave quarter, located behind the main house, is one of the only known quarters associated with the county's milling history. The main Kenilworth house is an eight-bay, two-story brick home with some Federal-style details built by Charles Jessop. Jessop's life epitomized the social mobility that was afforded to white county residents who were able to find a niche in the booming grain market as the region became the wheat-belt of the world for almost a century. Charles bequeathed Kenilworth to his son George who appears as the owner of 7 slaves in the 1850 U.S. Census slave schedule. Kenilworth is one of 18 county estates that link to a fugitive slave advertisement. On the night of September 27, 1861 a 21-year-old mulatto female named "Massa" made her escape. Like many fugitives, she took with her a variety of clothing so that she might not be recognized.

273. Martin Fugate slave quarter, 17208 Troyer Road, Troyer vicinity
(MHT # BA-617)

Martin Fugate slave quarter is a ruin that has high archaeological value as an unaltered site in an unaltered setting. The house was once a one-story stone building with a high basement. It measured 18 by 24 feet in the 1798 Tax List. Although tiny by today's standards, it would have been a respectable estate dwelling at the end of the 18th century when the majority of the county's residents were living in primitively constructed one-story log buildings. The current owner recalls a visit in the last decade from descendants of people who had been slaves on this estate. The ruin is listed as a contributing structure in My Lady's Manor National Register District.

274. Pot Spring slave quarter, 2201 Pot Spring Road, Timonium vicinity (MHT # BA-434)

The Pot Spring slave quarter rests at the base of the hill below the stately Pot Spring Mansion in a typical plantation-style landscape. Slaveowners often situated slave quarters along the approach road or in a location visible from the main house to impress visitors and to confirm their authority over their land and their property holdings. The stone slave house was once a series of buildings called "stone row" that was combined in 1935 during the Colonial Revival movement into one long narrow house. The owner of Pot Spring owned 13 slaves in 1823, but by 1850 this was one of many county estates where slavery had been extinguished, largely as a result of the region's move to a wheat economy.

275. Worthington slave barracks and two cemeteries, Granite (King Memorial Park) vicinity (MHT # BA-3047)

The former Worthington slave barracks is currently a pile of decaying, hand-hewn timbers lying between two massive stone chimneys. Among county historians, the Worthington name is synonymous with slavery, largely because these Patapsco River area Worthingtons, descendents of Thomas Worthington, were large slaveholders. Thomas Worthington was one of the county's top landowners and slaveholders, rivaled only by Charles Ridgely of Hampton. The 1798 Tax List shows Thomas as the owner of approximately 5,100 acres and 52 slaves. Thomas's sons and relatives inherited parts of the estate and were also slaveholders. They all appear as slaveholders in the 1823 Tax List, owning between 13 and 37 slaves each. Today, in the center of Rezin (Thomas's son) Worthington's 19th century landholdings is a complex of buildings and ruins including a slave cemetery, one of the two known Worthington cemeteries, and the ruinous remains of what is known as the slave "barracks." The barracks was constructed in log with massive stone chimneys at each end, and measured approximately 35' by 20.'

276. Hazel Thomas House, 2712 Spring Hill Road (MHT # BA-1689; Chattolane African-American Survey District, Green Spring Valley National Register Historic District)

The Hazel Thomas House is one of several houses owned in 1896 by John F. Goucher. It is a frame cross-gabled house with german siding that is currently covered with replacement siding. The small historic village of Chattolane is situated north of Pikesville and northeast of Garrison in the Third District of Baltimore County. The Chattolane African-American Survey District is located along Greenspring Valley Road and immediately north of the railroad grade of what was the Greenspring Branch of the Western Maryland Railroad. Today, the African-American neighborhood consists of nine historic properties; one church and five dwellings along Spring Hill Road, and three historic dwellings on Greenspring Valley Road. The small African-American community developed around the establishment of the Green Spring Church. The church is sited at

the northeast corner of Greenspring Valley Road and Spring Hill Road. The lots north of the church along Greenspring Valley Road are small and rectangular, whereas the lots east of the church are much deeper in size. The houses along Greenspring Valley Road are sited very close to the road. Along Spring Hill Road several of the residences are situated slightly back from the road. The community features level grassy lots, which are surrounded by trees and shrubs, and several of the dwellings have foundation plantings. The building stock dates from the late-19th century to the turn of the 21st century. The dwellings are primarily vernacular interpretations of the Gothic Revival-style. Common characteristics among the dwellings include wood-frame construction, solid random-rubble stone foundations, L-shaped footprints, center cross-gable roofs or side-gable roofs, and full-width one-story porches.

277. Ives property, 8413 Stevenson Road, Stevenson vicinity

The Ives house is a rambling structure of frame and clapboard, roughly T-shaped in footprint, four bays wide, two stories, only one room deep in the main section, which makes it an "I-house" in current jargon. It is gable-roofed, dry on a fairly low foundation, with a style that is mostly vernacular, but touched with a cross-gable in front, a lingering element of Gothic Revival, and equipped with a full-width porch across three bays in front, and equipped with two three-sided bays familiar to the Queen Anne style. The windows are a mixture of sash types, some one-over-one, some two-over-two, and on the second story, they are mostly six-over-six. There is a screened first story porch at the rear. There is a cross-gable on the rear of the north wing also, but filled with louvers in a rectangular frame. There are some well-established trees near the house. The charm of this house is in its whimsical layout that was achieved in the spirit of the Colonial Revival movement. It is entirely possible that this is a house expanded from a tenant house which former owner Charles Moore was reported to have detached from the Garrison Fort mansion and dragged to the vicinity of Stevenson Road—sometime before 1898 when Bromley's *Atlas of Baltimore County, Maryland*, showed a house in exactly this location.

Approved on May 12, 2005

278. Henry (f. k. a. Taylor) House, 9913 Philadelphia Road, Nottingham vicinity
(MHT # BA-3177)

The Henry-Taylor House numbers among the scarce surviving 19th and early 20th century structures associated with the historic Philadelphia Road and the communities that formed along this principal transportation arterial. This vernacular style house is a quintessential Baltimore County farmhouse important to the community as one of the few early structures surviving to present day, but it also has the unique distinction of being the residence of Rachel Carson, the mother of the Environmental Movement and author of *Silent Spring*. Current local resident, Judy Davies, claims that the house was built by William and Elizabeth Jones between 1862 and 1894. The house was acquired in 1918 by Dr. J. Oliver Davies, who resided there with his family from 1913 to 1930, and

then rented the property to various tenants until 1943. The first of his tenants, beginning in the spring of 1930, was Rachel Carson, whose biographer, Linda Lear, describes her as a person who "has long been recognized as a pivotal figure in the modern environmental movement." Various Davies family members have confirmed that Ms. Carson lived in the "Jones House" until 1938, from which she wrote to friends of the "lovely woods at the very back door." A grandson of Dr. Davies, Mr. Ronald Davies, remembered his mother talking of visiting Ms. Carson between 1930 and 1936 when the family lived nearby and she was living at 9913 Philadelphia Road, and that her stay was also remembered by his Aunt Doris, now 90 years of age.

279. Jones-Taylor-Henry family cemetery, 9913 Philadelphia Road Nottingham vicinity (MHT # BA-3177)

The Jones-Taylor-Henry private burial ground contains the remains of William Jones and possibly 14 other family members, and remains a memorial to one of the oldest families in the Philadelphia Road corridor.

280. "Belmont," (including the connected "slave quarter"), 3302 Belmont Avenue, Worthington Valley (MHT # BA-169)

Belmont stands as one of the county's top five most significant resources associated with slavery. The house and the attached slave quarter represent slavery and freedom from slavery. It is one of eighteen county estates that links to a fugitive slave advertisement, and one of only two existing county estates that link to a slave that is known to have made it to freedom. An 1858 fugitive slave ad in the *Baltimore Sun* proves that a slave named "Jim Belle" was once owned by Edward Worthington, the owner of Belmont. Jim Belle was then sold to the Campbell brothers who capitalized on selling Maryland and Virginia area slaves away to the Deep South where the demand for slaves increased after the invention of the cotton gin in 1793. Jim Belle was later owned by Zacariah Berry, who also owned an estate called "Bellmont" in an area in Prince George's county that was one of the most concentrated slaveholding regions in the state. Jim Belle's successful escape from slavery is recorded in William Still's book, *The Underground Railroad*, 1871. Belmont's rare surviving slave quarter, documented in the late 1970s with the permission of the current landowner, was cleaned and used by the slaves who were denied the fruits of their labor. Tax records show that there were nineteen slaves on this estate in 1823 and thirteen slaves on this estate in 1850. Belmont is a contributing structure in the Worthington Valley National Register and a significant example of Federal-style architecture.

281. "Green Spring slave quarter," 112 Greenspring Valley Road, Chhattolane vicinity (MHT # BA-45)

Green Spring estate represents the paradoxical nature of slavery in Baltimore

County. Joshua Johnson, this country's first black painter with a recognized body of work, was commissioned for a portrait by the first owner of Green Spring, Ellin Moale. John Moale, Ellin's husband, was actual witness to the signing of Johnson's manumission records. At the time of Johnson's commission there were eleven African-Americans enslaved at this estate. There were many mulattos identified among the thirteen slaves at the estate in 1850, indicating they had a white relative. Green Spring slave quarter was documented as slave quarter in a 1948 news story, in *The Green Spring Valley*, 1978, and in two historic document reports for the Maryland Historic Trust. The quarter is an integral piece of this rare surviving intact cultural landscape reflecting over two-hundred and fifty years of county history.

282. "Summerfield" house, 3 Running Fox Road, Loch Raven Reservoir vicinity (MHT # BA 137)

Summerfield is the main house associated with the "Littlecote" slave quarter, which is under separate ownership. Summerfield was the main estate that formed part of James Carroll Junior's 1,000-acre estate. James Carroll was a cousin to Charles Carroll of Carrollton. James Carroll married a Ridgeley and resided at Summerfield. In 1870, the property was conveyed to William Gilmor, whose family retained the property through the early 20th century. Existing documentation on the property indicates that the original core of the house was constructed in the late 18th century. Like many two hundred year-old buildings, Summerfield has been moderately altered over time. Nonetheless, it stands as a prime example of a high-style county slave estate.

283. "Springfield" house 12605 Dulaney Valley Road, Long Green vicinity (MHT # BA-412)

Springfield is a circa 1800 Federal- style stone and frame dwelling, the replacement of an original family home of Edward Pearce which was about .6 miles to the southwest. This land was part of a 2,500-acre manor survey called the "Valley of the Jehosopha" and belonged to the Loyalist Walter Dulany at the end of the American Revolution. Dulany had some of his land deeded to his sisters rather than lose it by confiscation as British-owned property. One 500-acre fragment was called Springfield, and in or about 1798, it was purchased by Edward Pearce, who settled there and was found in the 1798 tax list with a one-story log house. Like all Baltimore County manors, this one was never fully carried into reality where a Lord of the Manor was entitled to hold Court of the Manor and rule over his tenants. The five-bay-wide random rubble stone building has been parged with stucco. The second story is clad in weatherboard. Circa 1930, a one-and-a-half-story Colonial Revival style random rubble stone wing with a porte-cochere hyphen terminating in a three-bay-wide garage with a cupola was added to the façade. In 1823 the Pearce family owned 13 slaves that worked this estate and in 1850 they owned 5 slaves.

284. "Smallwood" house, barn, and slave-quarter, 14400 Bonnie View Road, Western Run Valley (MHT # BA-449)

The Starr-Roller house might be more correctly called the Hall-Starr-Roller House, probably having been built during the ownership of the Hall family, which began in December 1800. The main house, barn, and slave quarter were documented in the 1970s in the Western Run-Belfast National Register District Nomination. The main house retains its original kitchen wing with a built-in oven with a cast and wrought iron front. The bank barn is constructed with hand-hewn timber. The stone quarter feature several doors leading to separated areas, indicating the use of the building by a number of families. The auction advertisement that appeared in the *Maryland Journal* on March 24, 1877, listed the house as 53 feet long, and proved that the stone outbuilding was the sleeping quarter of the hired hands. The Halls were known slave owners in the 1798 tax list. Thomas L. Hall only had one slave by 1850.

285. "Rockland" house, smokehouse, and stone oven, 10214 Falls Road, Rockland (MHT # BA-219)

The Underground Railroad began with an individual's brave choice to flee. This site forms part of the Underground Railroad as a point of departure of a fugitive slave. There are only 18 documented fugitive slave advertisements in Baltimore County that are linked to a surviving slave estate. In 1855, a slave name "Mary" left this estate owned by Colonial Willam Fell Johnson, who had this high-style Greek Revival building constructed in 1837. William Fell Johnson was a manager of the Falls Turnpike Road Company, and like many prominent county citizens, he also used or owned slaves. In this case, Mary was actually owned by John T. Worthington, who had hired her out to Johnson. She was the daughter of a mulatto preacher. She escaped with three servants at another estate owned by Robert Denison. Her story represents the complexities of the African-American society and cultural landscape in antebellum Baltimore County. No records have been located to determine whether she was successful in her escape.

286. "Rowe-Jessop-Fosters Store, 16925 York Road, Hereford (MHT # BA-2051)

The Rowe-Jessop-Fosters Store, circa 1839, is situated in Hereford, a 19th century town located near the Northern Central Railroad. Located in the southern portion of Election District Seven, the brick house is located in the midst of arable fields for plantings of wheat, corn, oats and fruits that supported the district. Now a store, the dwelling is detailed with Federal style embellishments with an Italianate style wing. The building is composed of a main block, a circa 1880 Italianate styled side wing, and a rear shed-roofed ell addition. The main block is five bays wide with an altered full-width front porch that has been partially enclosed. The building has a standing seam metal side gabled roof and is constructed of Flemish bond brick laid on a solid fieldstone foundation. There are two interior central interior brick chimneys with corbeled caps in the main block and an interior chimney in the rear ell addition. The roof is accented with overhanging eaves and a boxed wood molded cornice with gable end returns. The owners built a modern hardware store near the building to the southeast of the building. This building is significant as a store built to serve this bustling north county, and

continues in its legacy as a hardware store, to serve as both a social and commercial center of north county Baltimore life.

DRAFT**BALTIMORE COUNTY, MARYLAND
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given pursuant to the provisions of Section 32-7-303 as amended, of the *Baltimore County Code*, that the County Council of Baltimore County will hold a public hearing at the date, time, and place indicated below, on the following issue:

ADDING NEW LANDMARKS TO THE FINAL HISTORICAL LANDMARKS LIST

- No. 271. Chilham house, 10631 Jones Road, Bradshaw
- No. 272. Kenilworth slave quarter, 1240 Paper Mill Road, Ashland
- No. 273. Martin Fugate slave quarter, 17208 Troyer Road, Sparks
- No. 274. Pot Spring slave quarter, 2201 Pot Spring Road, Timonium
- No. 275. Worthington slave barracks and two cemeteries, Granite
- No. 276. Hazel Thomas House, 2712 Spring Hill Road; Chattolane African-American Survey District,
- No. 277. Ives property, 8413 Stevenson Road, Stevenson vicinity
- No. 278. Henry (f. k. a. Taylor) House, 9913 Philadelphia Road, Nottingham
- No. 279. Jones-Taylor-Henry family cemetery, 9913 Philadelphia Road Nottingham
- No. 280. "Belmont" house (including the connected "slave quarter"), 3302 Belmont Avenue, Worthington Valley
- No. 281. "Green Spring slave quarter," 112 Greenspring Valley Road, Chhattolane vicinity
- No. 282. "Summerfield" house, 3 Running Fox Road, Loch Raven Reservoir vicinity
- No. 283. "Springfield" house 12605 Dulaney Valley Road, Long Green vicinity
- No. 284. "Smallwood" house, barn, and slave-quarter, 14400 Bonnie View Road, Western Run Valley
- No. 285. "Rockland" house, smokehouse, and stone oven, 10214 Falls Road, Rockland
- No. 286. "Rowe-Jessop-Fosters Store, 16925 York Road, Hereford

The public hearing will be held on:

DATE: MONDAY, _____, 2005
TIME: _____ P. M. (OR IMMEDIATELY FOLLOWING COUNCIL MEETING)
LOCATION: COUNTY COUNCIL HEARING CHAMBER
SECOND FLOOR - COURT HOUSE
TOWSON, MARYLAND 21204

****SPEAKER REGISTRATION WILL BEGIN AT _____ P. M.****

Please take further notice that information regarding the landmarks list is available for public inspection at the Office of Planning, Room 406, County Courts Building, Towson, Maryland; at the County Council Office, Second Floor, Court House, Towson, Maryland, and in each Councilmanic District at the following locations:

1 st District:	Catonsville Library
2 nd District:	Pikesville Libraries
3 rd District:	Reisterstown and Cockeysville Libraries
4 th District:	Randallstown Library
5 th District:	Towson and Perry Hall Libraries
6 th District:	Parkville Library
7 th District:	Essex and North Point Library

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

SCHAMU MACHOWSKI GRECO

RE: Request for Variance
Diana and Clinton Daly
10214 Falls Road
Lutherville, MD. 21093

January 26, 2005

To whom it may concern :

MARYLAND

1016 MORTON ST

BALTIMORE, MD 21201

TEL 410 685 3582

FAX 410 625 4790

The mailing address for the above referenced property is as follows :

Diana and Clinton Daly
P.O. Box 686
Brooklandville, MD 21022

WEST VIRGINIA

1411 & CHAPLINE ST

SUITE 505

WHEELING, WV 26003

TEL 304 233 0048

FAX 304 233 7564

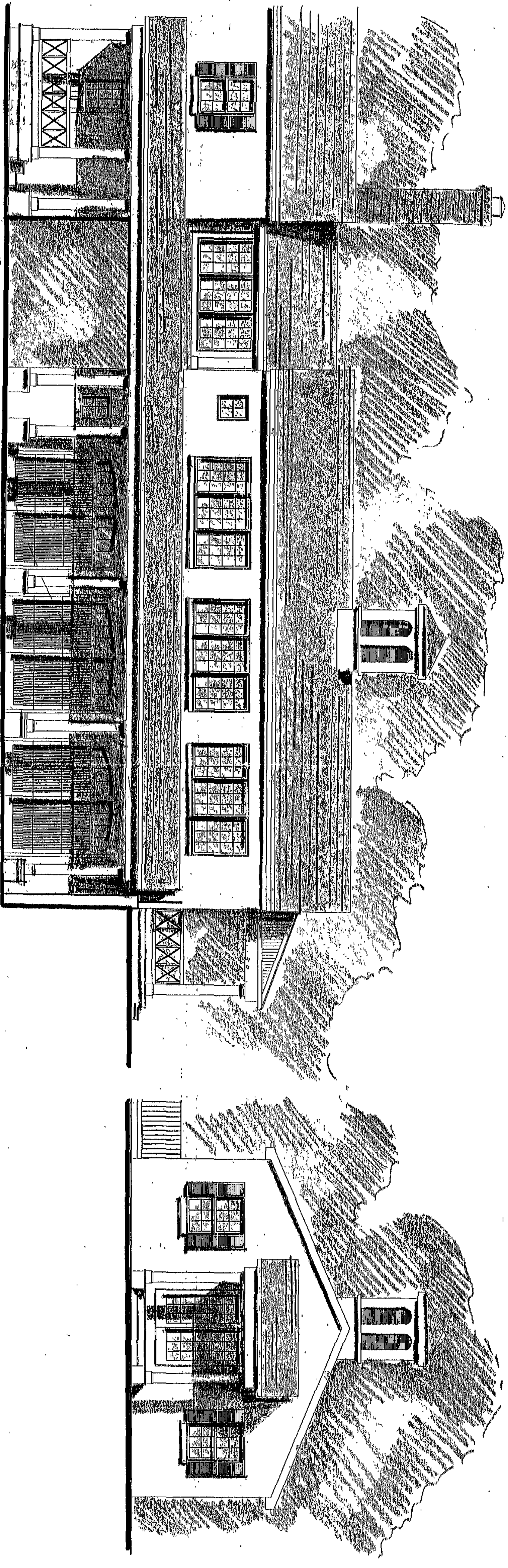
WWW.SMGARCH.COM

Respectfully submitted,

Schamu Machowski Greco Architects

495



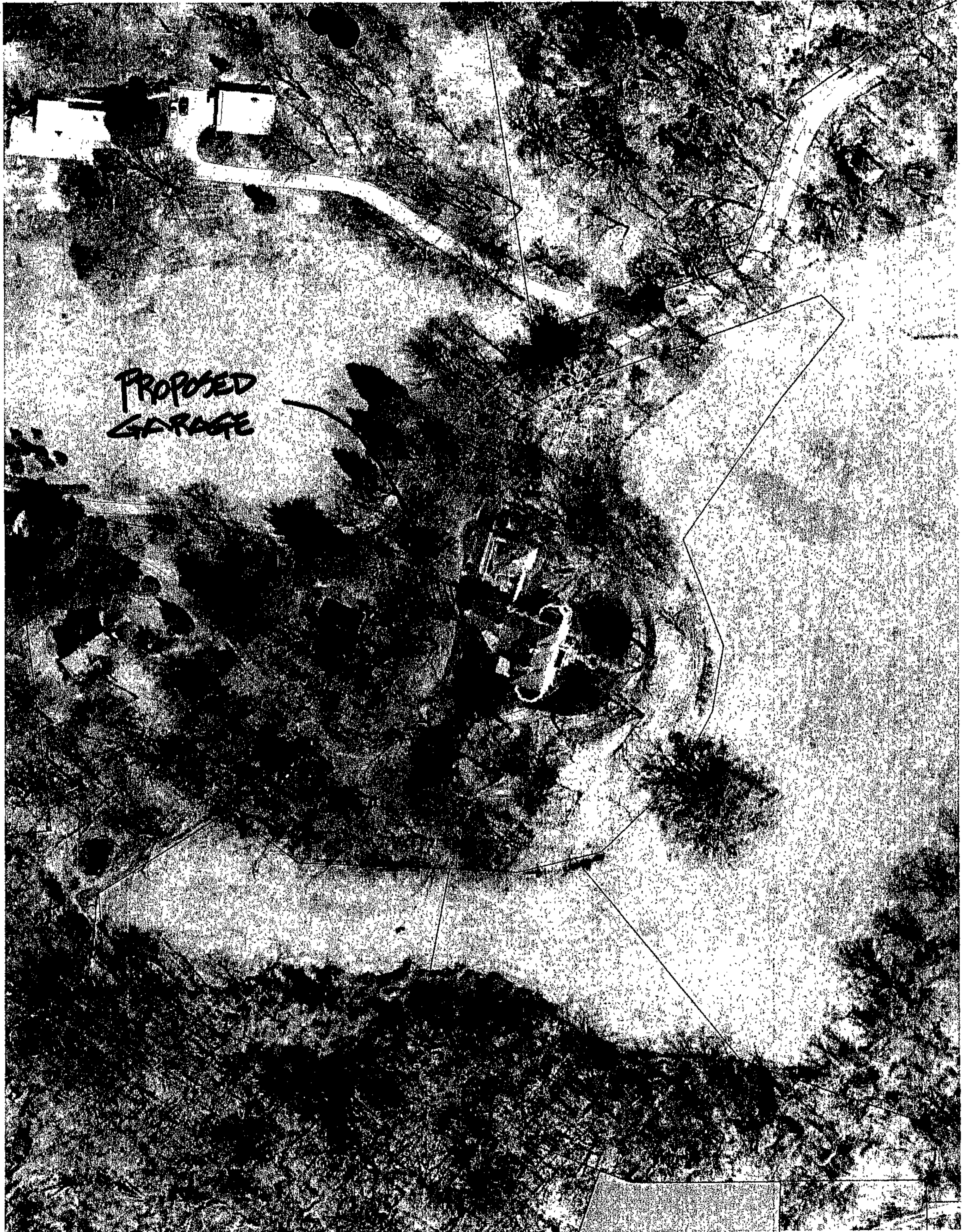


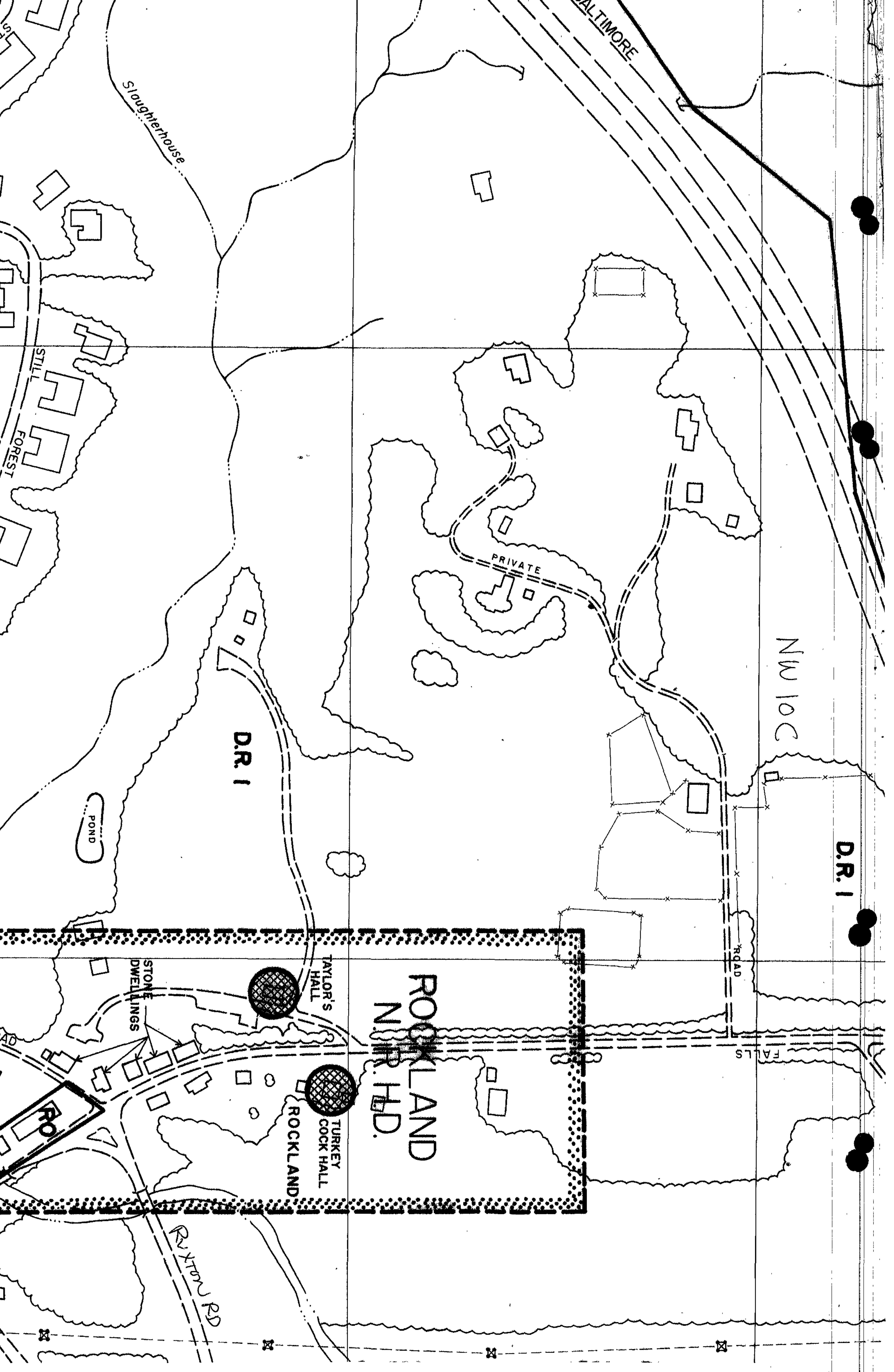
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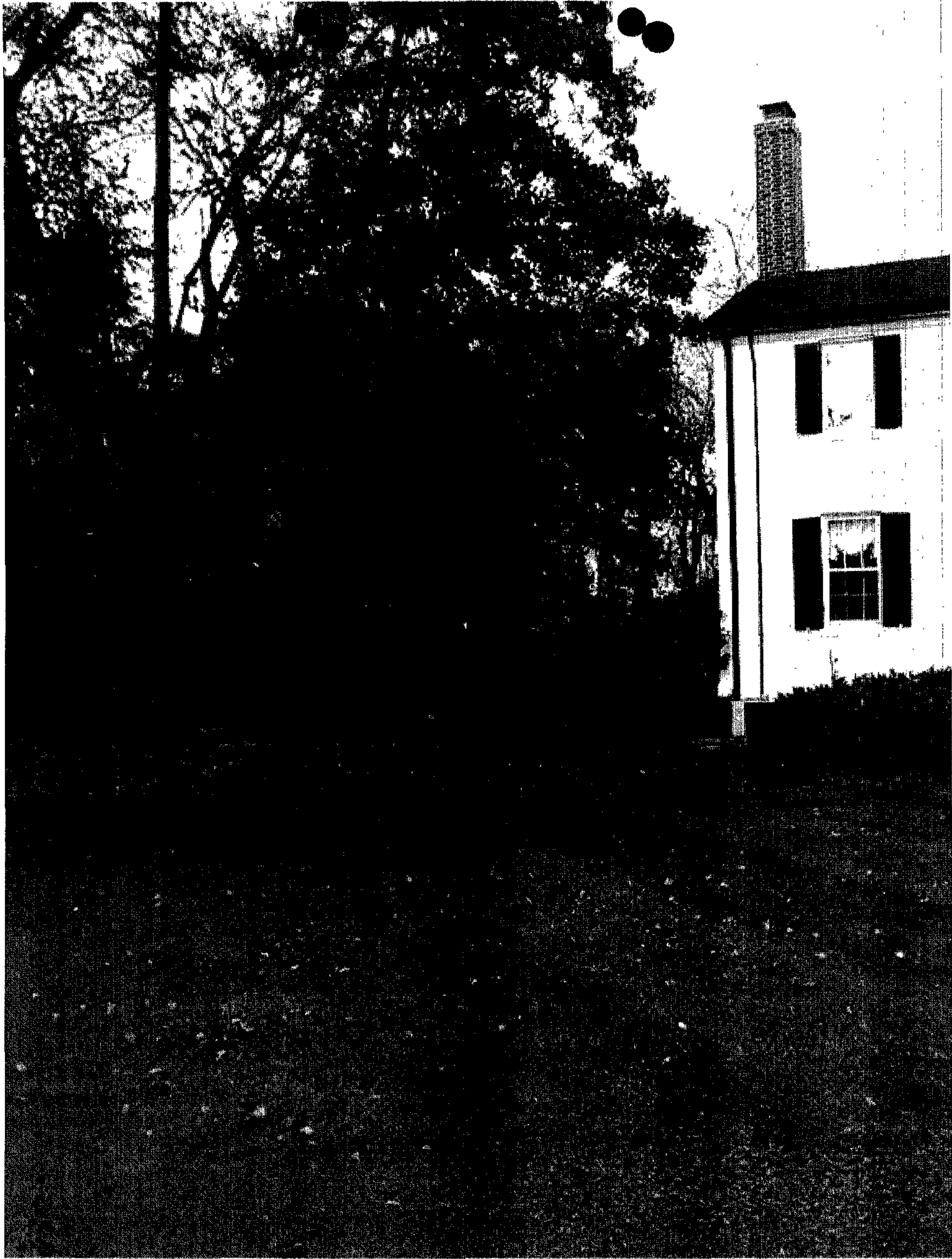
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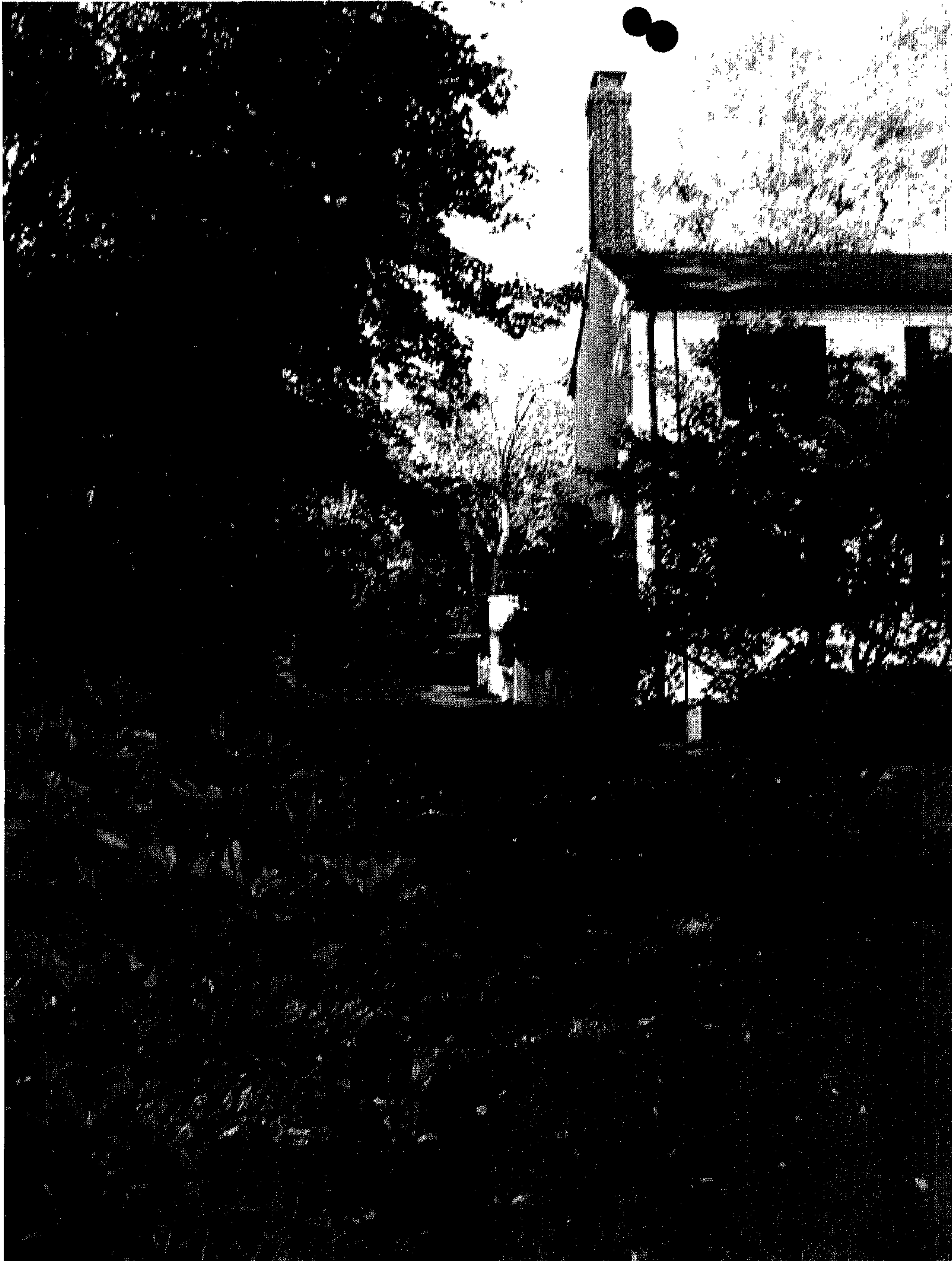


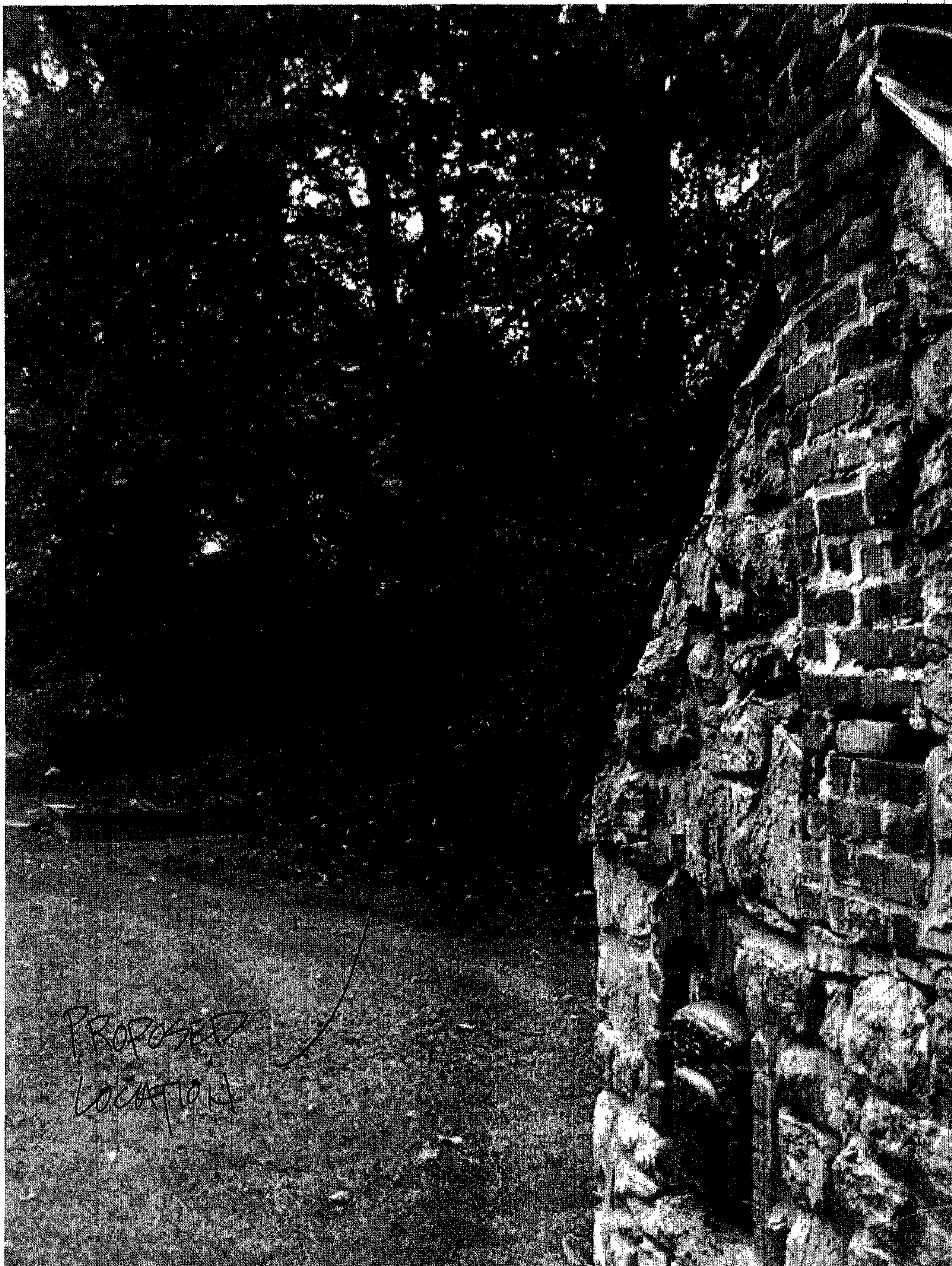
PROPOSED
GARAGE





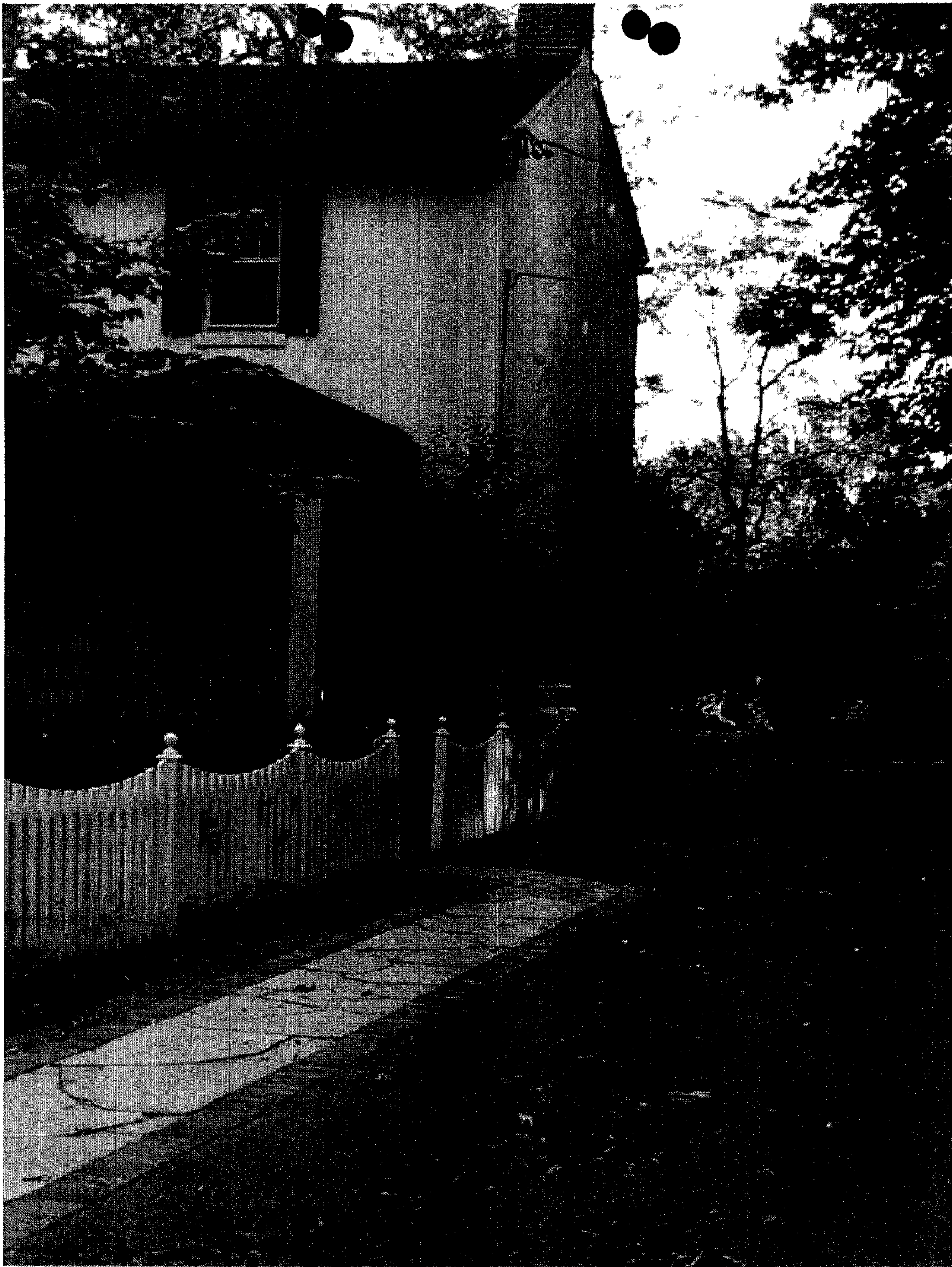












PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

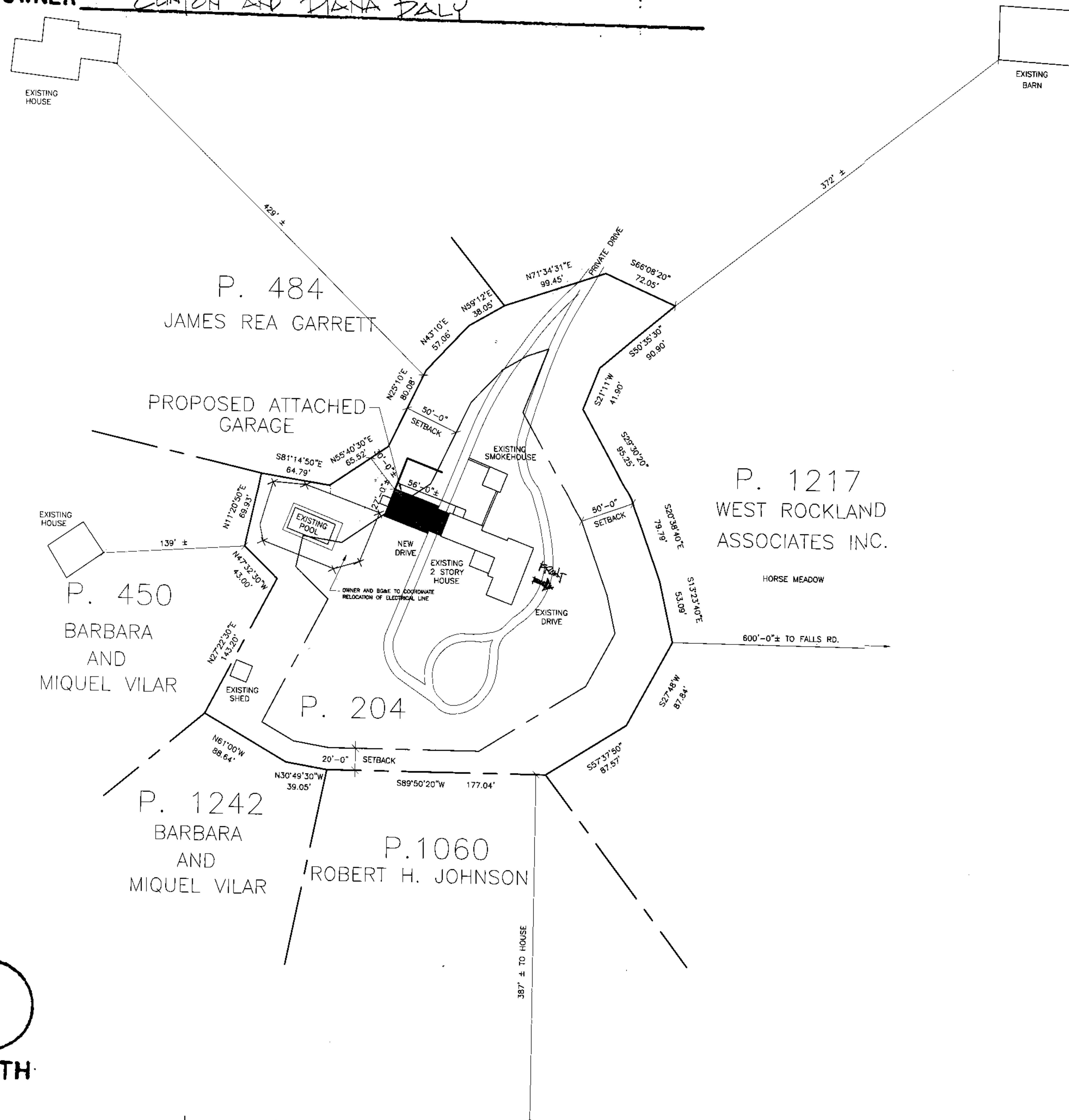
PROPERTY ADDRESS 10214 FALLS RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER CLINTON AND DIANA DALY



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 3 RD
COUNCILMANIC DISTRICT 2 ND
1" = 200' SCALE MAP # NW 10C
ZONING DR-1
LOT SIZE 2.906 126,585.4
ACREAGE SQUARE FEET
SEWER ☒ PUBLIC ☐ PRIVATE
WATER ☒ PUBLIC ☐ PRIVATE
CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒
100 YEAR FLOOD PLAIN YES ☐ NO ☒
HISTORIC PROPERTY/BUILDING YES ☒ NO ☐
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

JF 495

PREPARED BY SMG ARCHITECTS BASED ON INFORMATION PROVIDED BY THE OWNER

SCALE OF DRAWING: 1" = 50'-0"