IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE

SE corner of Butler Road and

Railroad Avenue

4th Election District

3rd Councilmanic District

(4825 Butler Road)

Glyndon Square, LLC Petitioner * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 07-015-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before this Deputy Zoning Commissioner on September 18, 2006 as a Petition for Administrative Special Hearing filed by the legal owner of the subject property, Glyndon Square, LLC. The Petitioner requested special hearing relief for properties at 4819 Butler Road and 13-15 Railroad Avenue for a waiver pursuant to Sections 32-4-107 (b) and 32-4-416(a)(2) to permit razing the structure known as 4819 Butler Road and to remove the corrugated tin addition from the structure known as 13-15 Railroad Avenue, both of which are on the Maryland Historic Inventory List (M.H.T. #BA-755.)

The matter was subsequently set in for public hearing by the Deputy Zoning Commissioner upon review of the Administrative request.

The property was posted with Notice of Hearing on August 31, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on August 31, 2006, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning

9-39-06 E

Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment letter was received from the Office of Planning dated August 9, 2006 which indicated that the property is a contributing structure in the Glyndon National Register District and is on the Maryland Historic Trust Inventory (MHT BA-755. The comment noted the Petitioner's request was reviewed and approved by the Landmarks Preservation Commission and Historic Glyndon Incorporated.

A revised comment was received from the Planning Office dated September 19, 2006 which indicated that the subject property was on the County Register in addition to being on the Glyndon National Historic District and otherwise made minor changes to the initial comment.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Jonathan Kraft from Morris and Ritchie who prepared the site plan and Robert F. Freeze, Jr., Managing Member, Glyndon Square LLC, Petitioner. D. Dusky Holman, Esquire, represented the Petitioner. There were no protestants or citizens at the hearing. Peoples counsel, Peter Zimmerman, Esquire, entered his appearance in the case.

Testimony and Evidence

The subject property contains 2.0 acres zoned CB and improved by four structures: a 2 story frame house at 4819 Butler Road (aka the Pennington-Bay House), an existing 3 story frame house at 4825 Butler Road (aka the Townsend-Reter House), a 2 story brick and metal building at 13-15 Railroad Avenue (aka the Wheeler-Reter Store) and a barn. With the exception of the barn, these structures are listed on the Maryland Historic Trust Inventory. (BA-755). See

PANDERE PANDO PANDO Petitioner's exhibit 1. Mr. Holman proffered that it was his first understanding the subject property was not in the Glyndon National Register District as initially contented in the first Planning Office comment. However he now agrees with the Planning Office revised comment that the property is on the County Register as well as being in the Glyndon National Register District. In any event the Planning Office supports the request.

The Petitioner would like to develop the property as a historic village replacing the building at 4819 Butler Road with a pad site, rehabilitating and restoring the house at 4825 Butler Road and general store at 13-15 Railroad Avenue, razing the barn and building a 12,000 sq. ft. commercial building towards the rear of the property. In addition the Petitioner requests to remove the non historic corrugated tin addition from the structure at 13-15 Railroad Avenue.

Mr. Holman proffered that the corrugated tin addition to the rear of the general store had no historic significance having been added onto the historic general store. See exhibit 3. He noted the house at 4819 Butler Road has no particular historical significance as shown by the application of Historic Glyndon Inc, for the Glyndon District, exhibit 5. The Petitioner presented the proposal to the Landmarks Preservation Commission at its February 9, 2006 meeting who recommended approval of the pending waiver provided the Petitioner rehabilitates the Townsend-Reter House at 4825 Butler Road and general store at 13-15 Railroad Avenue. See exhibit 4 and the Planning Office comment dated September 19, 2006. Finally he recounted the many contacts his client has had with the community and Council during which the community reviewed plans for redevelopment of this property. He presented letters of support for the project from Historic Glyndon, Inc., as exhibit 6.

He proffered that there has never been a "finding" by any government agency that either the house at 4819 or corrugated addition to 13-15 have any historic significance. They are simply on the Inventory List. He opined that granting the requested relief would not be

detrimental to the community as shown by community support for the proposal and would be within the spirit and intent of the CB regulations. He noted that the CB regulations are intended to provide for the daily shopping and service needs of nearby residents and should reflect elements of the architectural style of neighboring residential buildings. He opined that this plan meets those goals.

Findings of Fact and Conclusions of Law

Considering the testimony and evidence presented, I find the relief requested should be granted. The size, scope and nature of the proposed development does not justify strict compliance with the statute to preserve historic structures. Keeping the structures would present an unnecessary hardship on the Petitioner. The Petitioner proposes significant renovation and restoration of the general store and old rooming house on the property. However to support this effort the Petitioner requests to develop the property as a historic village which in turn requires razing 4819 Butler Road and removing the corrugated tin addition to the rear of the general store. This request has been reviewed by the Planning Office, Landmarks Preservation Commission and Historic Glyndon all of which support the plan. There will be no adverse impact on the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this ________ day of September, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for properties at 4819 Butler Road, 4825 Butler Road and 13-15 Railroad Avenue for a waiver pursuant to Sections 32-4-107 (b) and 32-4-416 (a) (2) to permit razing the structure known as

4819 Butler Road and to remove the corrugated tin addition from the structure known as 13-15 Railroad Avenue, both of which are on the Maryland Historic Inventory List (M.H.T. #BA-755.) is hereby GRANTED subject to the following conditions:

- 1. The Petitioner shall submit plans for the rehabilitation and restoration of the structures at 4825 Butler Road and 13-15 Railroad Avenue to the Planning Office for their review and approval prior to razing 4819 Butler Road.
- 2. The Petitioner shall rehabilitate and restore the structures at 4825 Butler Road and 13-15 Railroad Avenue according to the plans submitted.

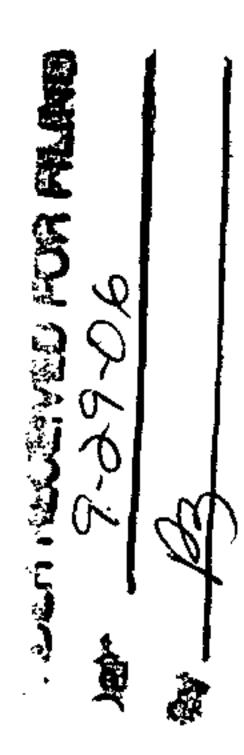
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz





JAMES T. SMITH, JR. County Executive

September 29, 2006

WILLIAM J. WISEMAN III Zoning Commissioner

GLYNDON SQUARE LLC ROBERT F. FREEZE, JR., MANAGING MEMBER 6 HALBRIGHT COURT TIMONIUM MD 21093

> Re: Petition for Special Hearing Case No. 07-015-SPH Property: 4825 Butler Road

Dear Mr. Freeze:

Enclosed please find the decision rendered in the above-captioned case.

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,

John V. Murphy

Deputy Zoning Commissioner

for Baltimore County

JVM:pz

Enclosure

D. Dusky Holman, Gildea & Schmidt, LLC, 300 East Lombard Street, Suite 1440, Baltimore MD 21202 Jonathan Kraft, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson MD 21286

Petition for Administrative Special Hearing



to the Zoning Commissioner of Baltimore County

for the property located at 4825 Butler Road, 13-15 Railroad Avenue which is presently zoned ce

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing to approve a waiver pursuant to Sections 34-4-107 (b), BCC of Sections 32-4-263.(8) and Section 32-4-416(a)(2) to

i) raze the structure known as 4819 Butler Road; and 2) remove the Corrugated tin addition from the structure known as 13-15 Railroad Ave., both of which are on the Inventory List of the M.H.T., #BA-755. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Zoning regulations and restriction	ns of Baltimo	ere County adopted pu	rsuant to the zoning law for	or Baltimore County.	Do bounded by the
		•	I/We do solemnly de perjury, that I/we are is the subject of this	eclare and affirm, under to the legal owner(s) of the Petition.	he penalties of e property which
Contract Purchaser/Less	<u>see:</u>		<u>Legal Owner(s)</u>	- -	
Name - Type or Print			Glyndon Squa	ref LLC	
Signature			Signature		
			•	e, Jr., Managing Member	
Address		Telephone No.	Name - Type or Print	o, or, managing member	
City	State	Zip Code	Signature		
Attorney For Petitioner:			101 North Main S	treet. Suite D	
D. Dusky Holman			Address		Telephone No.
<u></u>	<u></u>		Bel Air	MD	21014
Name - Type or Print	,		City	State	Zip Code
Signature Signature	<u> </u>		<u>Representative</u>	to be Contacted:	
Gildea & Schmidt, LLC			D. Dusky Holm	nan	
Company			Name	<u></u>	
300 E Lombard Street, Suite 144	0 .	(410) 234-0070	300 E Lombard Street	et, Suite 1440	(410) 234-0070
Address		Telephone No.	Address	_	Telephone No.
Baltimore	MD	21202	Baltimore	MD	21202
City	State	Zip Code	City	State	Zip Code
A Public Hearing having been for day of	maily demand that the subjec- ity be reposted	led and/or found to be out to the ct matter of this petition but it.	required, it is ordered by the e set for a public hearing, ad	e Zoning Commissioner of E vertised, as required by the	Baltimore County, this zoning regulations of
Case No	215		Zoning Com DPOPOF FIGED JC	missioner of Baltimore Cour	of L
REV 6/17/05	veu for	Est.	imated Posting Date	7/30/06	

Affidavit 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.

participation of the trial of t	public nearing is scrieduled in the luture with regard thereto.
That the Affiant(s) does/do presently reside at	Address Halbright Court
	Timonium MD 21093 City State Zip Code
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	formal demand is filed, Affiant(s) will be required to pay a reposting and additional information.
Signature	Signature
Name - Type or Print	Pobert F. Frecze, Jr. Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTING I HEREBY CERTIFY, this $-\int_{-\infty}^{\infty} f^{\mu} day$ of of Maryland, in and for the County aforesaid, pe	July , 2006, before me, a Notary Public of the State
Robert F. Freeze, Jr.	
	factorily identified to me as such Affiant(s), and made oath in due form of forth are true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal	Marian Commence of the State of
7/18/06 Date	Notary Public Paraucci
REV 6/17/05	My Commission Expires 4/7/09

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



April 5, 2006

ZONING DESCRIPTION

Beginning at a point on the southeasterly right of way line of Butler Road, Maryland Route 128, fifty feet wide, which has a curbed paving width of thirty six feet at the distance of 341 feet northeasterly of the centerline of the nearest street, Railroad Avenue, which has a curbed paving width of 30 feet, thence the following courses and distances, viz;

South 23°24'14" East 1.92 feet; South 23°24'14" East 317.14 feet; South 60°18'56" West 0.98 feet; South 60°18'56" West 108.56 feet; North 28°17'27" West 59.49 feet; South 44°57'55" West 108.69 feet; North 38°16'33" West 93.82 feet; South 55°12'15" West 73.64 feet; North 45°06'07" West 16.92 feet; North 24°53'25" West 26.64 feet; North 24°53'25" West 178.44 feet; North 14°35'20" East 43.35 feet; North 70°18'13" East 296.77 feet to the point of beginning, having an address of 4825 Butler Road and being located along the southeasterly side of said Butler Road.

Containing an area of 94,258 square feet or 2.1639 acres of land, more or less, and being located in the Fourth Election District, third Councilmanic District. Baltimore County, Maryland.

A COF MARY

NO 121

LINE SUR

James E. Catron
Property Line Surveyor No. 121

05

BALTIMORE COUNTY, MARY AND WIND CHURCH NO. 3891
MISCELLANEOUS RECEIPT DOIS NO. 3891 PAID RECEIPT **DUSTAESS** ACTUAL TIME 7/27/2006 7/26/2006 14:13:15 REG WSD2 HAIL JEVA JEE >RECEIPT # 466389 7/25/2006 5 528 ZONTHIS VERTIFICATION JR MO. 008891 Respt fot \$325.00 \$325,00 Or 1.00 CA RECEIVED LDEA4 SCHMIDT Baltimore County, maryland FOR: COMM SPH 4825 BUTLERRP + 13-15 RAILRUAD DISTRIBUTION **CASHIER'S VALIDATION** WHITE - CASHIER YELLOW - CUSTOMER PINK - AGENCY

THE STATE OF THE S

OFLY

DF/ZONING HEARING

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

Case: #07-015-SPH

4825 Butter Road
Southeast corner of Butter Road and Railroad Avenue
4825 Butter Road
Southeast corner of Butter Road and Railroad Avenue
4th Election District - 3rd Councilphanic District
Legal Owner(s): Glyndon Square LLC
Administrative Special Hearing: for waiver to permit
razing the structure known as 4219 Butter Road; and to
remove the corrugated tin addition from the structure
known as 13-15 Railroad Avenue, both of which are on
the Inventory List of the M.H.T. #BA-755.

Hearing: Monday, September 18, 2006 at 2:00 p.m. In
Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WISEMAN, III WILLIAM J.

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zonlng Review Office at (410) 887-3391.

81311,2006

that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., cessive weeks, the first publication appearing Snc THIS IS TO CERTIFY, once in each of

又 The Jeffersonian Arbutus Times

Catonsville Times

Towson Times

NE Booster/Reporter Owings Mills Times

News North County

Mulus

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY

Thursday, August 31, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple Permits & Development Management 111 West Chesapeake Avenue Towson, MD 21204 410-887-3353

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-015-SPH

4825 Butler Road Southeast corner of Butler Road and Railroad Avenue 4th Election District – 3rd Councilmanic District

Legal Owners: Glyndon Square LLC

Administrative Special Hearing for waiver to permit razing the structure known as 4219 Butler Road; and to remove the corrugated tin addition from the structure know and 13-15 Railroad Avenue, both of which are on the Inventory List of the M.H.T., #BA-755.

Hearing: Monday, September 18, 2006 at 2:00 p.m. in Room 407, County Courts Building,

40// Bosley Ayenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Pern its and Development Management

Director's Office County Office Building 111 W. Chesapeake 'we me Towson, Maryland 11204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

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

August 16, 2006

NOTICE OF ZONING HEARING

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

CASE NUMBER: 07'-015-SPH

4825 Butler Road

Southeast corner of Huller Road and Railroad Avenue

4th Election District – 3^{rl} Councilmanic District

Legal Owners: Glyndon Square LLC

Administrative Special Hearing for waiver to permit razing the structure known as 4219 Butler Road; and to remove the corrugated tin addition from the structure know and 13-15 Railroad Avenue, both of which are on the Inventory List of the M.H.T., #BA-755.

Hearing: Monday, Sup ember 18, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Director

TK:klm

Posted 8/31

C: D. Dusky Holman, 300 E. Lombard Street, Ste. 1440, Baltimore 21202 Glyndon Square, Flohert Freeze, Jr., 101 North Main Street, Ste. D, Bel Air 21014

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 2, 2006.
 - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMC DATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
 - (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONIN G REVIEW OFFICE AT 410-887-3391.



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

Department of Permits and Development Management

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



Baltimore County

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August 16, 2006

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CASE NUMBER: 07-015-SPH

4825 Butler Road

Southeast corner of Butler Road and Railroad Avenue

4th Election District – 3rd Councilmanic District

Legal Owners: Glyndon Square LLC

Administrative Special Hearing for waiver to permit razing the structure known as 4219 Butler Road; and to remove the corrugated tin addition from the structure know and 13-15 Railroad Avenue, both of which are on the Inventory List of the M.H.T., #BA-755.

Hearing: Monday, September 18, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Director

Imothy Kotroco

TK:klm

C: D. Dusky Holman, 300 E. Lombard Street, Ste. 1440, Baltimore 21202
Glyndon Square, Robert Freeze, Jr., 101 North Main Street, Ste. D, Bel Air 21014

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 2, 2006.

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



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

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case N	lumber	07-	0	15	-SPH	Addre	ss <u>48</u>	25 BVIL	ERRU	, 13-15	RAIL	RUAD AVE
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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)												
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USE THE SPECIAL HEARING SIGN FORMAT												
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NOVAD' FORM. CB SITTE COMM FEE 325.00 MOT G5 ON PLANS PET DONT ACREE.

DEPARTMENT 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.

٠.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and

August 15, 2006

Development Management

D. Dusky Holman Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, MD 21202

Dear Mr. Holman:

RE: Case Number: 07-015-SPH, 4825 Butler Road, 13-15 Railroad Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 21, 2006.

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,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal)

WCR:amf

Enclosures

People's Counsel C: Glyndon Square, LLC Robert F. Freeze, Jr. 101 North Main Street. Suite D Bel Air 21014

Fire Departmen:

700 East Joppa Road Towson, Maryland 21286-5 100 Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21.2)4

August 1,2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: July 31,2006

Item No.: 492, (15) 124, 025, 027, 028, 029, 030, 032, 033, 034 and 035.

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

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

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-4880 MS-1102F



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 4, 2006

Department of Permits & Development

Management

FROM: Denn

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 7, 2006

Item Nos. 06-492, 97-015, 024, 025, 027,

029, 030, 032, and 033

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-08012006.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 15, 2006

TO: Kristen Matthews

Department of Permits & Development Management

FROM: Patti Zook, Legal Secretary to

John V. Murphy, Deputy Zoning Commissioner

SUBJECT: Petition for Administrative Variance-Closing Date of 8/14/2006

Case No. 07-015-A

After a review of the description for the above-captioned case, Jack Murphy has requested that this case be set in for a formal hearing.

Thank you for your attention and cooperation in this matter.

CASE NUMBER: 07-015

4825 Butler Road, 13-15 Railroad Avenue Location: SE corner of Butler Road and Railroad Avenue.

4th Election District, 3rd Councilmanic District

Legal Owner: Glyndon Square LLC - Robert F. Freeze, Jr., Managing Member

8/14/2006

ADMINISTRATIVE SPECIAL HEARING For waiver to permit razing the structure known as 4819 Butler Road; and to remove the corrugated tin addition from the structure known as 13-15 Railroad Avenue, both of which are on the Inventory List of the M.H.T., #BA-755.



INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 19, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

4825 Butler Road and 13-15 Railroad Avenue

INFORMATION:

Item Number:

7-015 (revised)

Petitioner:

Glyndon Square, LLC

SEP 2 5 2006

Zoning:

CB

Requested Action: Administrative Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The property is listed on the County Register (MHT) BA-755 and is also a contributing structure in the Glyndon National Register District. The request to demolish the Pennington-Bay House on 4825 Butler Road and to remove the non-historic corrugated tin addition from the Wheeler-Reter Store on 13-15 Railroad Avenue was discussed at the February 9, 2006 LPC meeting. Because the applicant is committed to rehabilitate the Townsend-Reter House on 4825 Butler Road and the Wheeler-Reter Store on 13-15 Railroad Avenue, the LPC voted to support the demolition request. The applicant also contacted Historic Glyndon, which shared the LPC's decision.

As such, the Office of Planning does not oppose the petitioner's request for the Administrative Special Hearing and the removal of the non-historic corrugated tin addition.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-

887-3480.

Division Chief:

AFK/LL: CM

JM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

4825 Butler Road and 13-15 Railroad Road

INFORMATION:

Item Number:

7-015

Petitioner:

Glyndon Square, LLC

AUG 1 8 2006

DATE: August 9, 2006

Zoning:

CB

Requested Action: Administrative Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The property is a contributing structure in the Glyndon National Register District and both are listed on the Gounty Register (MHT) BA-755. The request to demolish the Pennington-Bay House on 4819 Butler Road and to remove the non-historic corrugated tin addition from the Wheeler-Reter Store on 13-15 Railroad Road was discussed at the February 9, 2006 LPC meeting. Because the applicant is committed to rehabilitate the Townsend-Reter House on 4819 Butler Road and the Wheeler-Reter Store on 13-15 Railroad Road, the LPC voted to support the demolition request. The applicant also contacted Historic Glyndon, which shared the LPC's decision.

As such, the Office of Planning does not oppose the petitioner's request for the Administrative Special Hearing and the removal of the non-historic corrugated tin addition.

For further information concerning the matters stated here in, please contact Bill Hughey at 410-

war

887-3480.

Prepared by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\7-015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

w.

John V. Murphy

DATE: October 3, 2006

Deputy Zoning Commissioner

FROM:

Jeff Long

Deputy Director, Office of Planning

RECEIVED

SUBJECT:

4825 Butler Road

0CT = 3 2006

Item Number:

7-015 (supplementary comment)

Petitioner:

Glyndon Square, LLC

ZONING COMMISSIONER

Zoning:

CB

Requested Action: Administrative Special Hearing

SUMMARY OF RECOMMENDATIONS:

The developer has worked closely and openly with both the Office of Planning and the community and has obtained the express support of each of these entities for the concept of the project. The developer has presented preliminary plans for the project to Planning and the community. The developer will proceed under a (b)-limited exemption during which process Planning will continue to possess reviewing authority with respect to the rehabilitation and restoration of 4825 Butler Road and the General Store. The Office of Planning is confident that the conceptual plan for the project, which Planning and the community has approved and supports, will evolve into a development plan satisfactory to Planning and the community. Finally, the developer has committed to preserving 4825 Butler Road and the General Store, and, therefore, the demolition permit for 4819 Butler Road should not be delayed until final plans are submitted for the project, which may take several months.

Division Chief M Zag



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

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

Maryland Department of Transportation

Date: 8 1 106

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

RE:

Baltimore County

Item No. 2015

Dear. Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief

1. J. Hall

Engineering Access Permits Division

RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
4825 Butler Road, 13-15 Railroad Avenue;
SE/Corner Butler Road & Railroad Avenue
4th Election & 3td Councilmanic Districts
Legal Owner(s): Glyndon Square, LLC by
Robert Freeze, Jr, Managing Member
Petitioner(s)

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 07-015-SPH

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to D. Dusky Holman, Esquire, , Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

AUG 0 3 2006

Per....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director Department of Permits and August 16, 2006

D. Dusky Holman Gildea & Schmidt, LLC 300 E. Lombard Street, Ste. 1440 Baltimore, MD 21202

Dear Mr. Holman:

RE: Demand for Public Hearing, Case Number: 07-015-SPH

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand concerning the above-proposed administrative procedure at the request of the Deputy Zoning Commissioner.

The hearing has been scheduled, attached is a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information which will be done by this office at no charge to you.

The property must be advertised with the hearing date, time and location. This notification will be published in the Jeffersonian and this office will directly handle the bill by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Lewis at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr. Supervisor

U. Callibal)

Zoning Review

WCR:klm

C: Robert Freeze, Jr., 101 North Main Street, Ste. D., Bel Air 21014

From:

Patricia Zook

To:

Matthews, Kristen

Date:

8/15/2006 10:16:20 AM

Subject:

Case No. 07-015-A — schedule formal hearing

Hi Kristen-

Please find attached a memo requesting that the above case be set for a formal hearing.

Thanks for your help.

Patti Zook Legal Secretary Baltimore County Office of the Zoning Commissioner 410-887-3868 FREQUENT FLYER ATTORNEYS DROP OFF ZONING PETITIONS 07-015-SPH

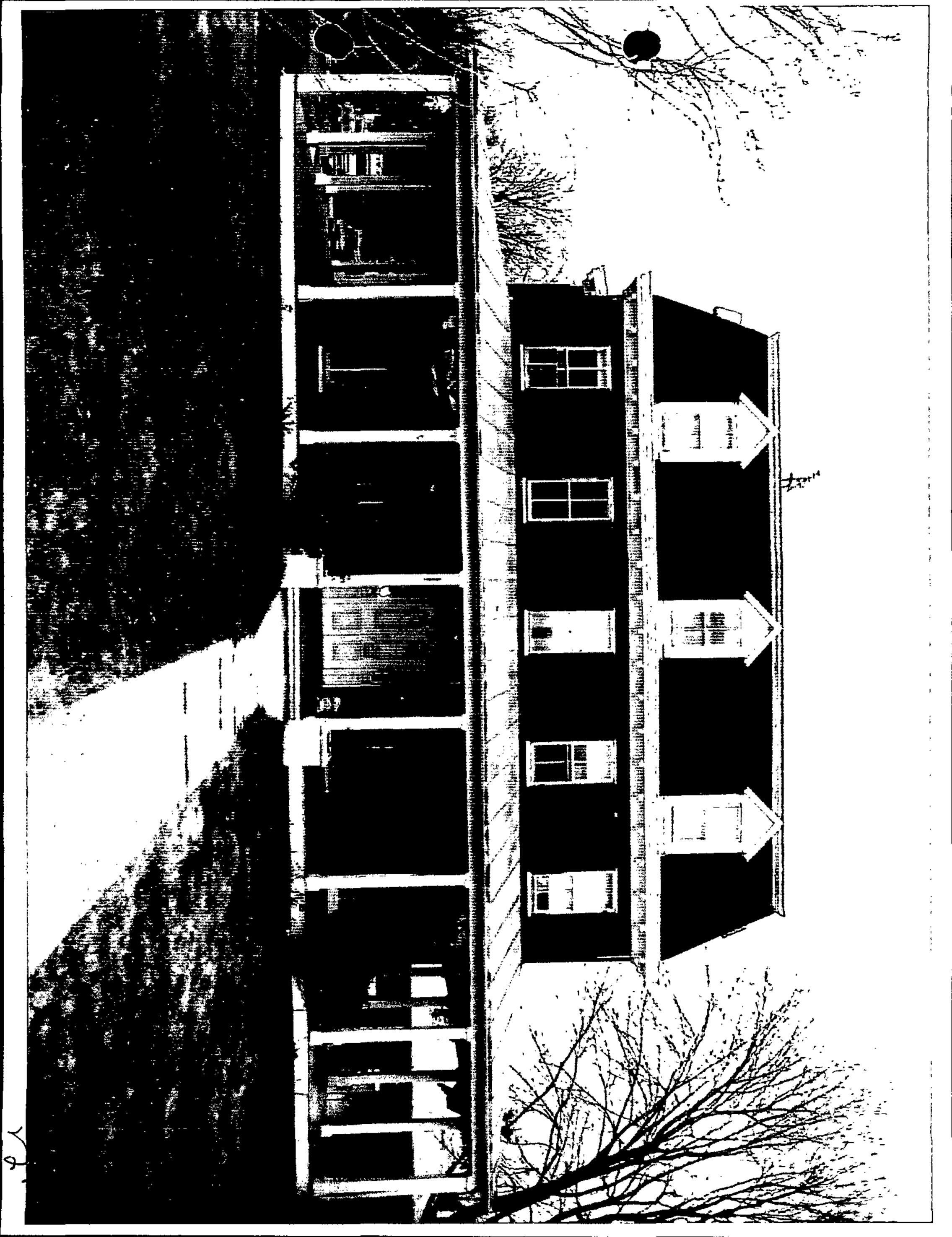
POLICY PROCEDURES

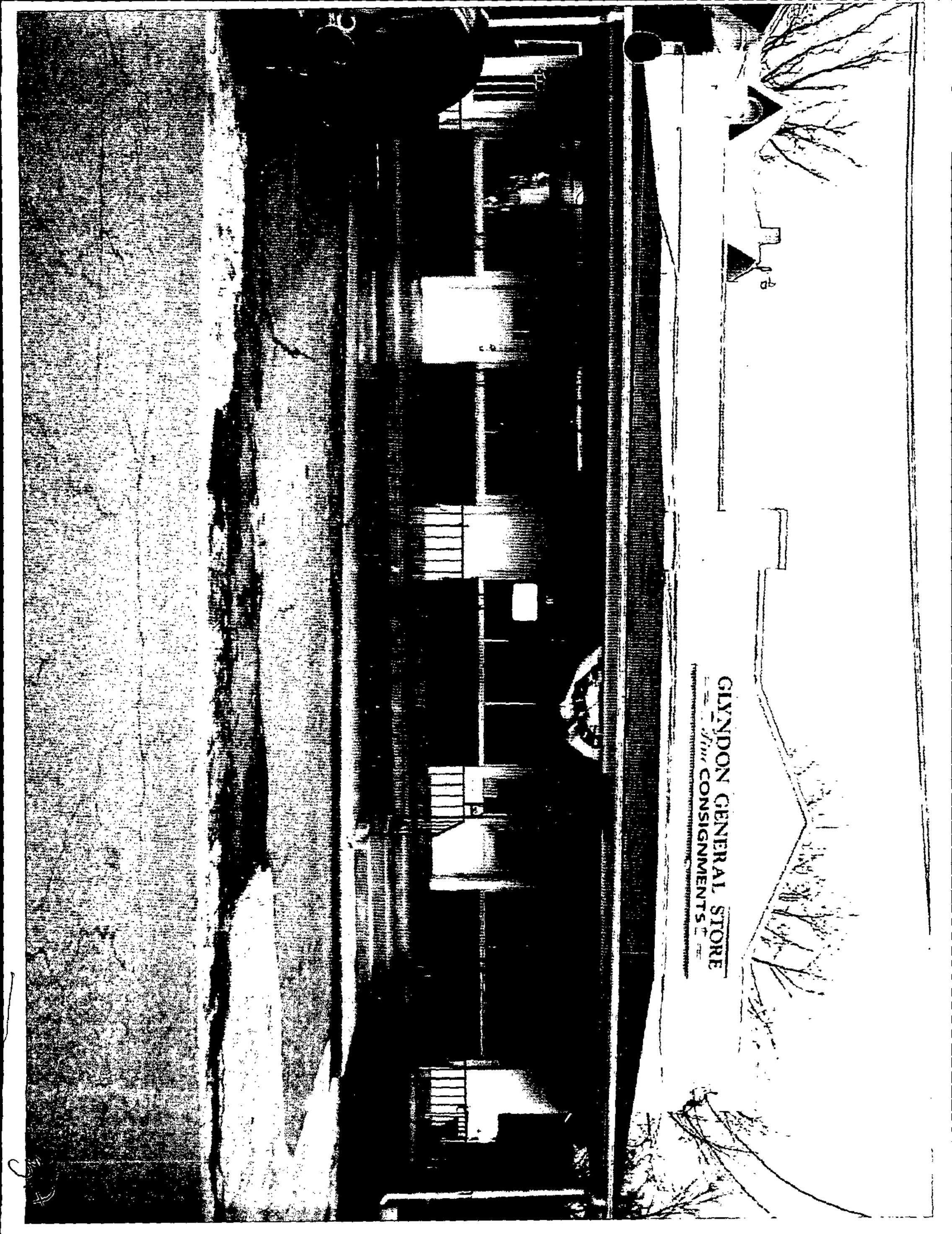
The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

- The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with all technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
- Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
- When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

FOR FILING COMMENCIAL SPH.

Site is CB+ one of structures is not a dwelling or accessory to Dame:
need #325.00 in #65.00 - called ATTNY FADVISED. Pet + Plan addresses dontagnee. " descriptions 3/22/05 JLL/rjc No advertising form provided. FLOOD PLAIN, USES OF BUDGS ETC. INFO LACKING: SEE CHECKUST.





HISTORIC GLYNDON INCORPORATED BOX 3641 GLYNDON, MD 21071

February 8th, 2006

Landmarks Preservation Commission County Courts Bldg. Room 407 401 Bosley Avenue Towson, MD 21204

Dear Sirs,

In general terms, the Board of Historic Glyndon, Incorporated opposes the demolition of historic properties and indeed a portion of our own mission statement includes our intent "to...safeguard the heritage of Baltimore County and in particular the community of Glyndon, MD by preserving the elements of its' cultural, social, economic or architectural history."

However, with regard to the property known as the Townsend-Reter House 4819 Butler Road (County Register#BA-755), we find ourselves in an extenuating circumstance. The site in question called The Reter Property and its' proposed sale raises several issues. There are three (3) historic structures located on the site:

the boarding house known as Pennington-Bay House 4825 Butler Road (County Register #BA-755), the brick store known as Wheeler-Reter Store 13-15 Railroad Avenue (County Register #BA-755), and the brown house Townsend-Reter House, 4819 Butler Road (County Register #BA-755). The proposed developers have committed themselves to restoring and rehabilitating both the brick building and the boarding house, but contend that they cannot financially accomplish this without the removal of the brown house. Historic Glyndon, Incorporated feels that both the Pennington-Bay structure at 4925 Butler Road and brick Wheeler-Reter structure at 13-15 Railroad Avenue are of such architectural and historical significance to not only Glyndons' Historical District but Baltimore County as well that in order to protect these two structures, we will not oppose the removal of the Townsend -Reter structure at 4819 Butler Road.

In a perfect world we would love all three buildings to be restored. We at Historic Glyndon, Incorporated see the significance of each of the buildings within the site, however, to maintain 2 out of the 3 historic structures we have stepped back in compromise. This unique situation should not be construed as setting a precident for Historic Glyndon, Incorporated to support the demolition of other historic structures now or in the future.

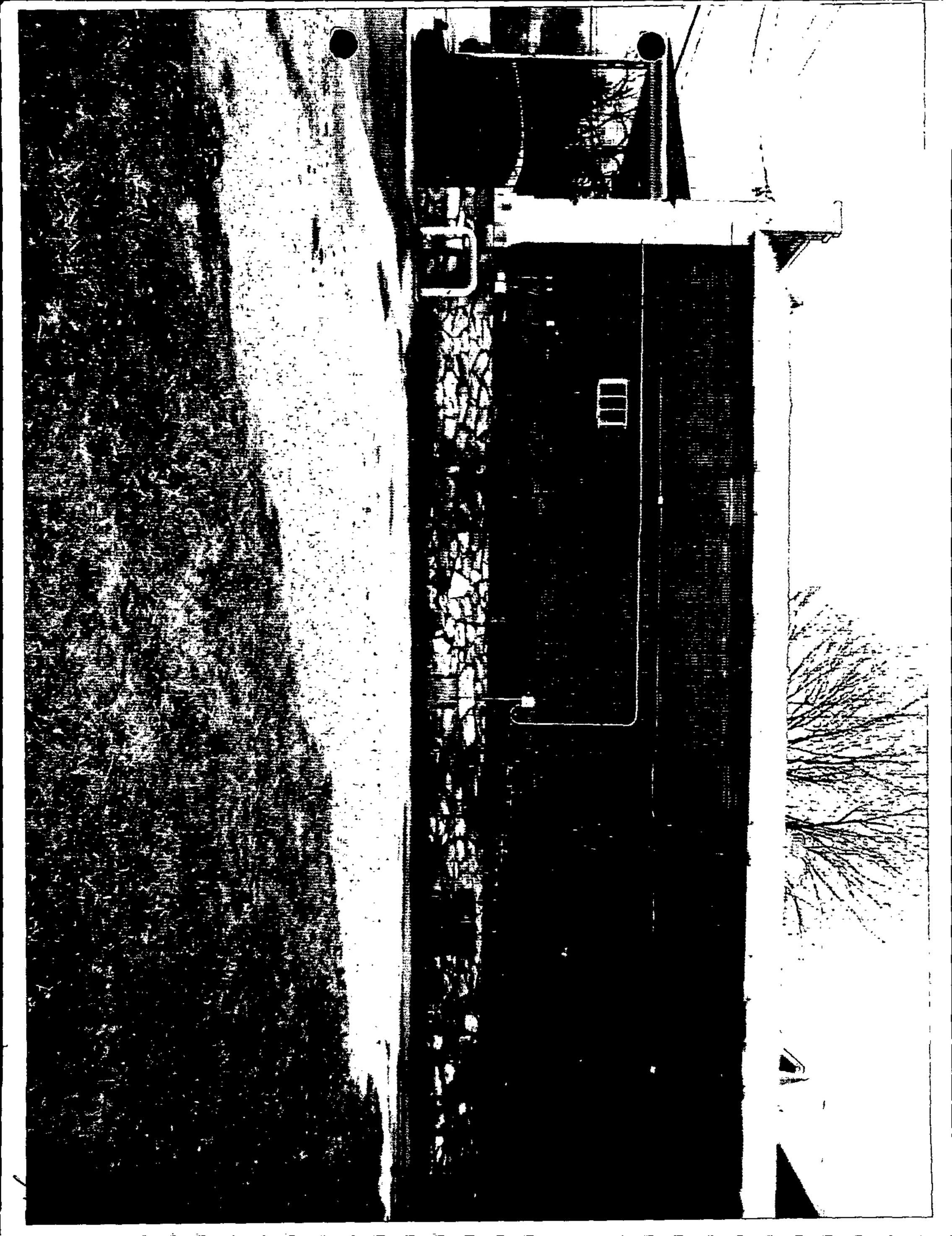
Kimberley Karlsen
President, Historic Glyndon, Incorporated

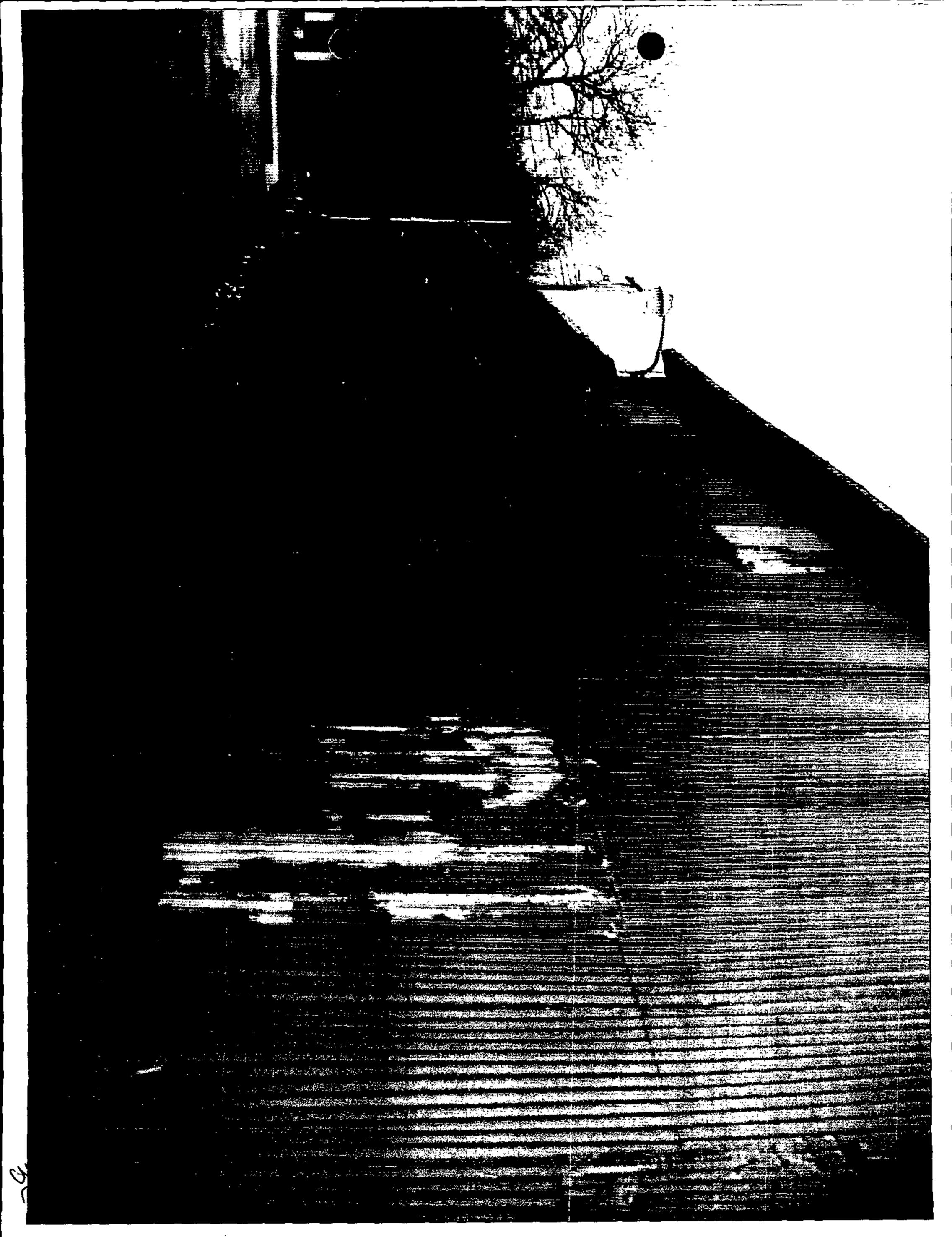
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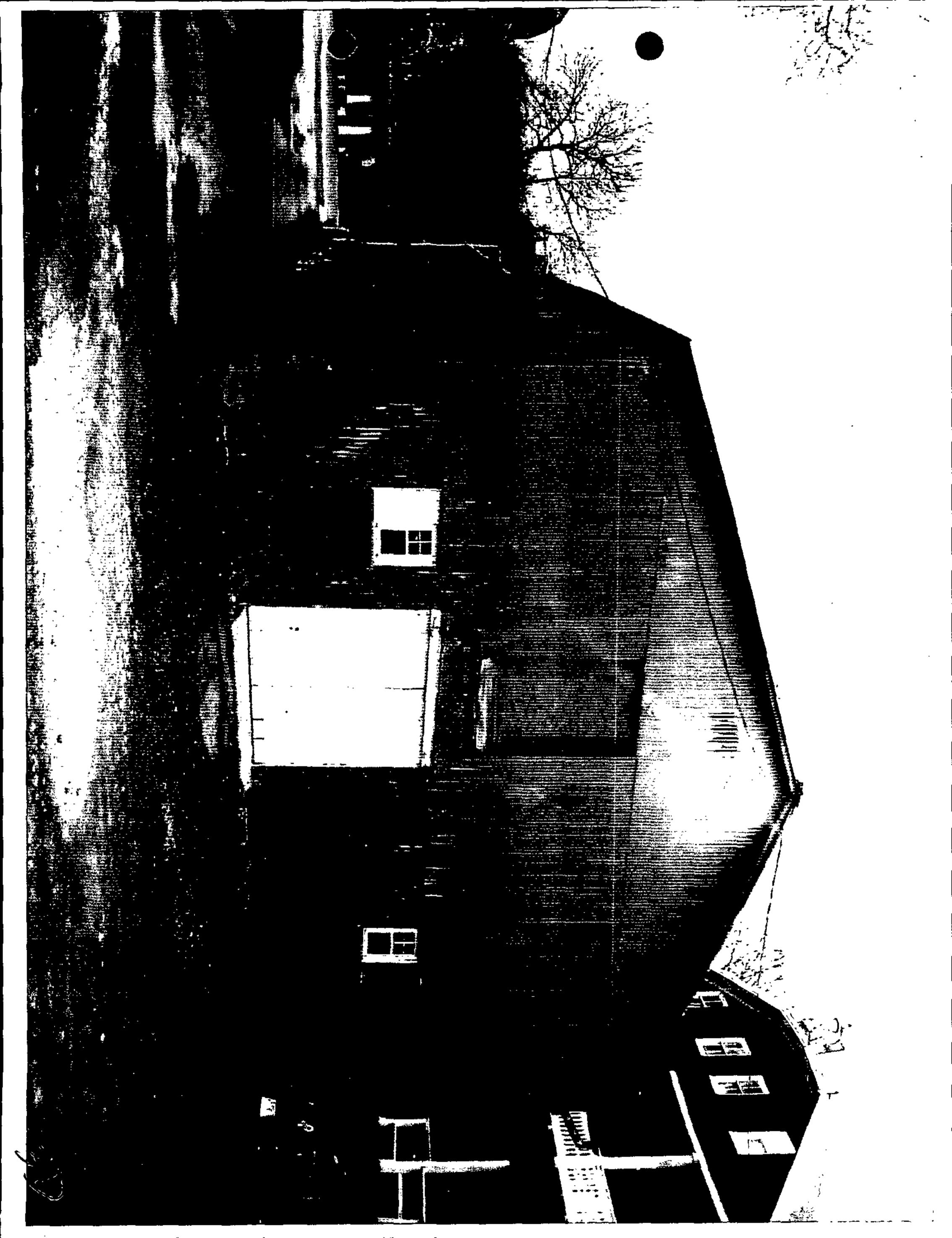
PLEASE PRINT CLEARLY

CASE NAME 07-019-5

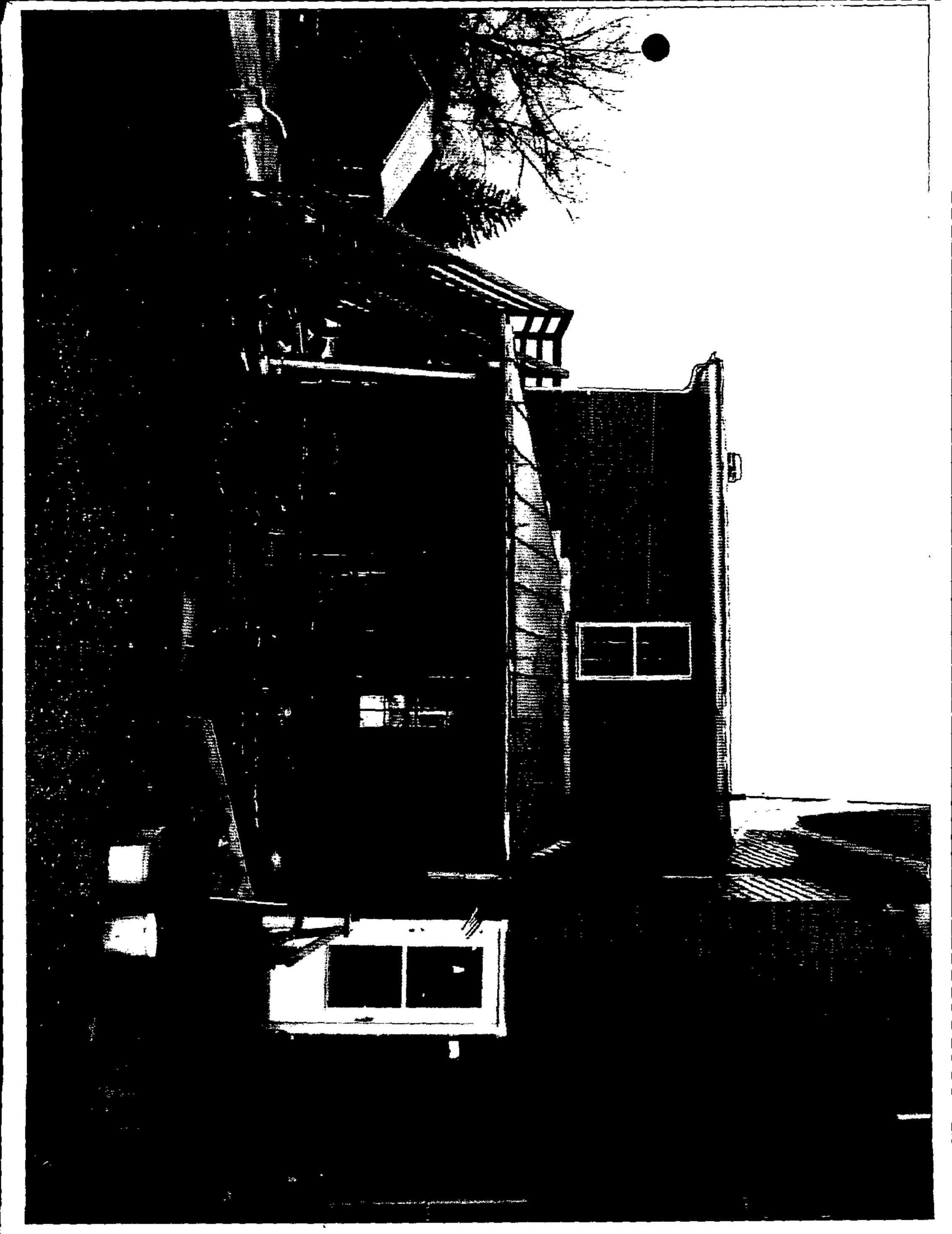
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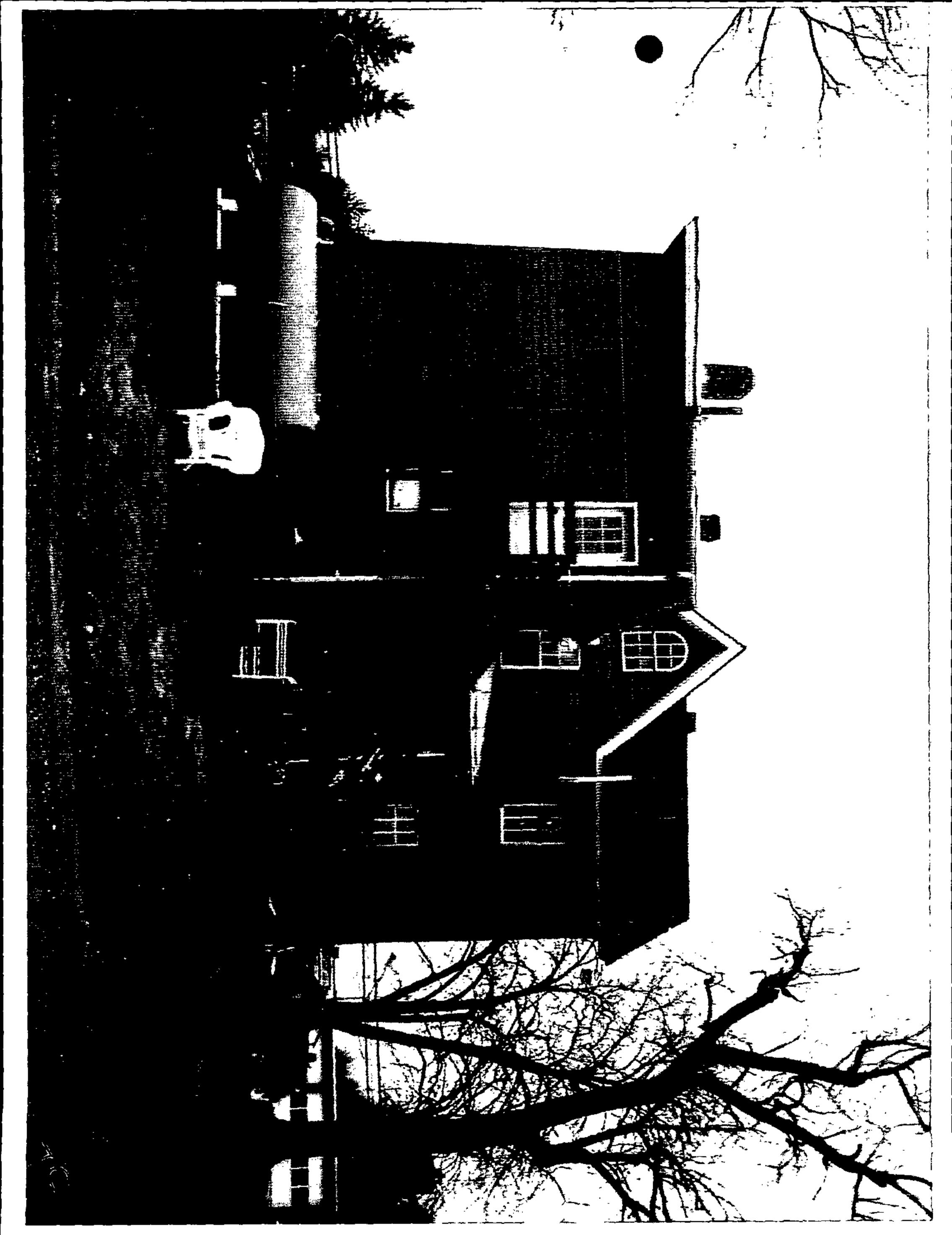


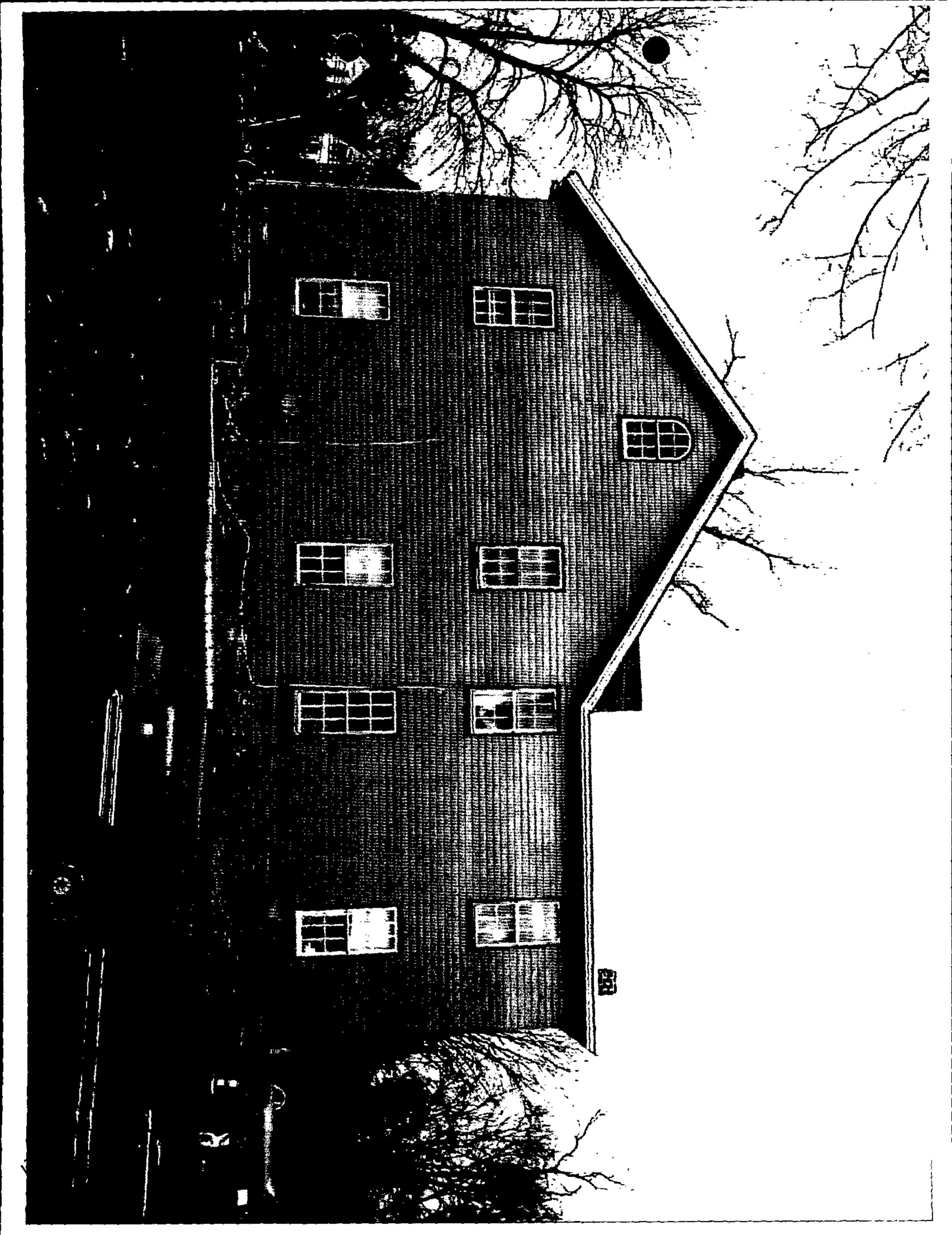












Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE __yes X no

Name Lindicat	e preferred name)	ath mahue fanger act
Storic Reter House Townsend-Wheeler-Re	se (cross gabled), or Penning Reter House (Mansard-roofed) eter Store Building	ton-Bay House
	e, er Metter House, eros - est. The Victorian amera balls of	
treet & number of 1915 4875	Butler Road; 13-15 Railroad A	venue introp judication
ity, town Glyndon	Councilm congression	maniic District 3. 3 al district 3
	on of one viduo; its gable re	store etructure
3. Classification	corstive paraper. The court tax items from the superson	en a ve drog: n: Crom about 1910;
Category Ownership — district — public — building(s) — private — structure — both — site Public Acquisition — object — in process — being considerate application	Status occupied agricu unoccupied comm work in progress educa on Accessible enterta yes: restricted govern	Ise Iture museum ercial park tional private residence ainment religious nment scientific
1. Owner of Pro	perty (give names and mailing	addresses of all owners)
name		
treet & number	tel	ephone no:
ity, town	state and zip co	de
5. Location of L	egal Description	مرحد بمن مرحد بمرحد امن ما من امن امن امن امن امن امن المراكب المراكب المراكب المراكب المراحد بمن مرد من مرد م
courthouse, registry of deeds, etc.	County Courts Building	liber 6240
street & number	401 Bosley Avenue	folio 432
city, town	Towson	state MD 21204
6. Representat	on in Existing Historic	cal Surveys
title Historic Glyndon	Survey for National Register	District
date 1973	_X feder	al X_ state county lo
T. 4		
depository for survey records	laryland Historical Trust, 21	State Circle
depository for survey records City, town Annapolis	laryland Historical Trust, 21	State Circle state MD 21401

7.	Description	

Survey No. BA 755

Condition

excellent

____ deteriorated

Check one unaltered altered

Check one
original site
moved date of move

good ____ ruins ____ fair ___ unexposed

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The parcel under discussion contains three distinct structures:

- 1. Townsend-Reter House (Mansard roofed house or Gore Boarding House (BA 755), a frame, three-story Victorian era, Mansard roofed dwelling with wrap-around porch.
- 2. Pennington House, or Reter House, cross-gabled house. A 2-% story house of the Victorian era built of frame with aluminum siding; small one-bay entrance porch has replaced the original full-width porch. There is a round-topped window in the gable peak. (BA-).
- 3. Wheeler-Reter Store Building. (BA-). This is a brick store structure on of one story; its gable roofing is obscured in front by a decorative parapet. The south end probably dates from about 1910; tax lists report an expansion in 1915.

....

4 - 7:44

stop area looks somewhat different in the 1915 edition of

In 1903, Mrs. Gore, a widow, sold the property to George

C. Schriver and Charles C. Schuster. A Those partners sold

in 1905 to William A. Kingsley, who held for four years. 5

Browley's atlas. Plate 42.



Edward G. Wheeler bought the place in 1909 and was still owner in 1918, when the following structures were assessed:

1-3/8	/8 Ac 100 ft from W.M.R.R. Sta, Glyndon			\$1,375	
	House 40 x 38	20 x 40		1,400	
	Store Bldg	20 x 45	30 x 70	5,040	
	Warehouse	30 x 40	•	575	
	Stable	43 x 22		240	
	Other Bldgs			30	6

Successive owners were:

David Wilder & Samuel Shochet	(1925)
Glyndon Dept. Store, Inc.	(1926)
Glyndon Stores, Inc.	(1930)
William H. and Susie R. Reter	(1945)
Calvin K. and James Reter et al.	(19)

2. Wheeler-Reter Store (BA-) This brick store on Railroad Avenue was probably built in 1907-1940 after Townsend's earlier store was demolished by the realignment of the Western Maryland Railroad about 1907. The store was assessed at \$1,800 in the 1911 tax ledger, and a correction made in that account book showed:

New Addition to Store Bldg \$600. 7

By 1918, the store was worth \$5,040 and measured 20 x 45 in one part and 30 x 70 feet in another part, suggesting major expansion after the \$600 worth of additions made in or before 1915.

A photo dated at ca. 1910 was published in the <u>Sun</u> during Glyndon's centennial celebration. O Shown in the view were Ed Wheeler, Pat Tawney, Gilbert Tillman, Lester Wheeler, and Morris Stump. Signs advertised Yellowstone Park brand five-cent cigars.

The store ownership has followed the same descent as the mansard-roofed house. William H. and Susie R. Reter bought both properties in 1945.

William H. Reter was a native of Sparks and had earlier operated a grocery store at Owings Mills. In 1966, he retired in favor of his sons and lived until 1978.

In 1947, the Reters acquired the house to the east, the former Pennington-Bay house on Lot 10.

The store closed in 1988.

3. Pennington-Bay House/Reter House (cross-gabled) (BA-). The small carpenter Gothic, cross-gabled house stands on Lot 10 in the early plat of Clyndon. The larger parcel was acquired by Samuel P. Townsend in 1872. 13 A house seems to occupy this space in the Fourth District map in the 1877 Hopkins atlas, although the scale of that map is too small to permit measurements. In 1883, Townsend sold to Isabella A. Pennington for \$500, subject to a \$30/annum ground rent. 14 The surviving house may indeed be covered by the \$500 consideration in that sale. The Pennington family was active in the lumber business in town and Robert H. Pennington was an atlas advertiser in 1877.

The 1898 Bromley atlas showed that Isabella A. Reed [actually the former Isabella Pennington] was owner of the structure. She sold in 1909 to A. Melvin and Emily Bay.

The house was assessed at \$2,000 in the 1911 tax ledger. 16

In 1918, it was assessed at \$1,726 and measured 36 x 31 and 20 x 16. There was also a barn, 20 x 50, worth \$200. $_{17}$

A. Melvin Bay died in 1940 and F. Emily Bay in 1942. Their executor sold to Henry C. Porter in 1942.

18 The Porters sold in 1947 to their next-door neighbors, William H. and Susie R. Reter.

At some point, this house lost its full-width front porch.

The three structures are across Butler Road from a shopping center that was designed to fit into the Victorian theme of the over-all National Register Historic District of which they are a part.

NOTES:

- 1. Myrtle S. Eckhardt, The Story of Glyndon 1871-1971 (Glyndon, 1971), pp. 4-6.
- 2. Baltimore County Deeds, EHA 78:310.
- 3. B.C. Deeds, JWS 188:580.
- 4. B.C. Deeds, NBM 265:576.
- 5. B.C. Deeds, WPC 290:37.
- 6. B.C. Tax Ledgers, District 4 & 5, 1918, f. 536.
- 7. B.C. Tax Ledgers, Districts 4 & 5, 1911, f. 465.
- 8. B.C. Tax Ledgers, Districts 4 & 5, 1918, f. 556.
- 9. Earl Arnett, "100th Birthday, Glyndon Maintains Aura of the Turn of the Century," Sun, September 8, 1971, p. B-1.

- 10. B.C. Deeds, RJS 1399:310.
- 11. "W.H. Reter, 79, of Glyndon," obit., Evening Sun, June 5, 1978.
- 12. B.C. Deeds, JWB 1583:473.
- 13. B.C. Deeds, EHA 78:310.
- 14. B.C. Deeds, WMI 139:233.
- 15. B.C. Deeds, WPC 352:241.
- 16. B.C. Tax Ledgers, Districts 4 & 5, 1911, f. 19.
- 17. B.C. Tax Ledgers, Districts 4 & 5, 1918, f. 20.
- 18. B.C. Deeds, CHK 1265:41.
- 19. B.C. Deeds, JWB 1583:473.

Myrele 8. Bekhardt, The Story of Glynden 10,7-1971 (Glynden, 1971).

10. Geographic	cal Data		±2€.
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recuin co.	Shaw House	TT TIUSL	
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	Annapolis, Marylan (301) 269-2438	d 21401	

IMPROVEMENTS AT FRIUNTS GROVEN-SOUPER buildings ere in course of erection et. Emury Grove, on the Western Mary and railread meat the relebrated batap meeting ground of their pamer Among them is one for Mr. S. P. Cownsend, which is intended as a summer board nes boute, and will be the adsomet person up for that purpose. This gentlemen her also reneus. ly completed a large and lisudeoine surebouses. which was opened lately with a shoule-warma prido de l'on partio pated lu by nearly all he belgutorboud. The building is very sold. modius, containing les des des stores room s ellroad welling room, an Adams express of dee and a politible. Connected with it is a he been in and yard, the whole being unage

-- Baltimore County Union, April 17, 1875

October 7, 1988

Mr. John McGrain Landmarks Preservation Commission Baltimore County Office of Planning & Zoning Towson, Maryland 21204

Dear Mr. McGrain:

As you and the Landmarks Preservation Commission have requested, I am providing you with information concerning the properties in Glyndon, owned by CNJ Enterprises, that are being considered for historic designation.

At the end of the last century, many Baltimoreans escaped the city heat by spending summers at boarding houses in Glyndon. Commuting to work in the city was greatly facilitated by the Western Maryland Railfoad. The structure at the corner of Butler Road and Railroad Avenue, one of the first twelve buildings in Glyndon, was most likely the first boarding house in the village. It was built around 1872 for Mrs. Laura Gore by Mr. Samuel P. Townsend, one of Glyndon's founding fathers. Mr. Townsend boarded in this house while his own elegant home was being constructed across the road in a secluded grove of trees. Mr. Townsend was not only an early settler of Glyndon, but he also assumed an active role in the community as a merchant, a railroad agent, and a postmaster. In addition, he built the first town hall around the corner on Railroad Avenue.

The Gore Boarding House, now an apartment house, is a good example of Second Empire architecture. It is a symmetrical building with imposing formality. The mansard roof is a dominant feature, and the cornices and brackets are prominent. Included in the landscape is a row of five towering, mature maple trees that greatly add to the village ambience.

The store on Railroad Avenue was established as a general merchandise store by Mr. Samuel P. Townsend in the early 1870's. Subsequent owners include E. H. Wheeler, who came up from Shawan in 1910, the Wilder family, the Rome family, and the Reter family. Until October 1988, the building continuously housed general merchandise or grocery businesses.

I was unable to uncover any historical information about the smaller house on Butler Road (presently an aprtment house). Evidently at one time it was a lovely home with a porch across the front, embellished with Victorian ornamentation. The present owner has said that the house was constructed with pegs.

I hope this information is helpful to you. Historic Glyndon Incorporated remains willing to assist in supplying the Landmarks Preservation Commission with additional information that you require concerning the historical and architectural significance of these properties.

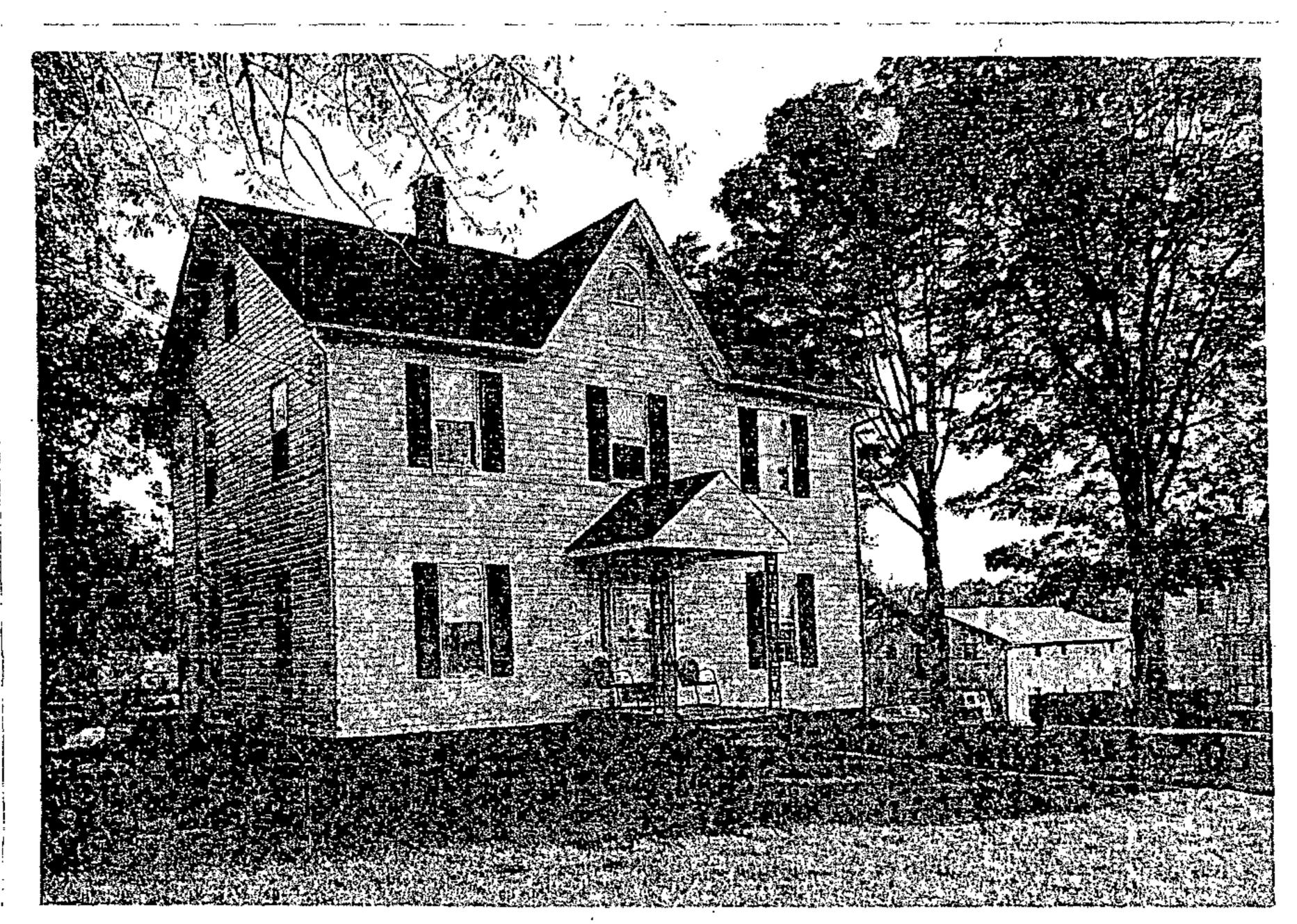
Sincerely,

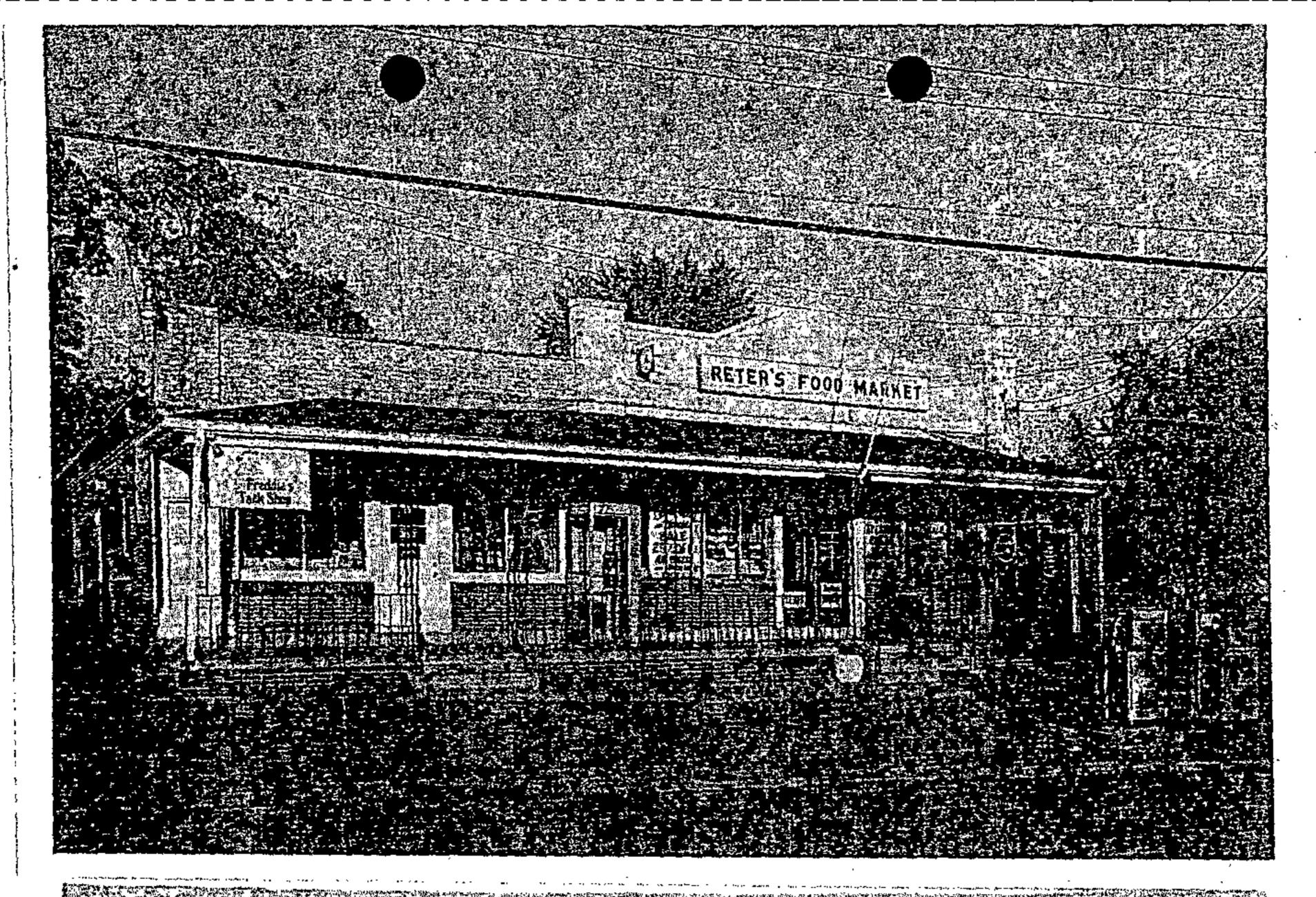
Ann B. O'Reell

Mrs. Ann B. O'Neill Vice President

Enclosures c: Mr. Arlen Herb, President Historic Glyndon Incorporated









Shown around 1910, Refer's Food Market was then E.G. Wheeler & Son General Merchandise. Above from left, proprietor E.H. Wheeler,

his son; Lester (with necktie); and clerks Pete Towney, Gilbert Tillman (knickers) and Morris Stump:



HISTORIC GLYNDON INCORPORATED BOX 3641 GLYNDON, MD 21071

February 14th, 2006

Gildea and Schmidt, LLC 300 East Lombard Street Suite 1440 Boltimore, MD 21202

ATTENTION: MR. DUSKY HOLMAN, ESQ.

Dear Mr. Holman,

Congratulations on such a positive ruling from The Landmarks Preservation Commission Thursday February 9th, 2006. Historic Glyndon certainly had to move quickly on the Pennington-Bay house non-opposition decision to raze but I believe that this will allow the partners great possibilities with the re-development of the site.

At our monthly Historic Glyndon, Incorporated meeting last evening we discussed the great possibilities that the re-development of the Reter property has for not only HGI but all of Glyndon. We are interested in having the partners, as a tangible sign of good faith, go through with their promise to:

1/ preserve and restore the Townsend-Reter house at 4825 Butler Road and the Wheeler-Reter store at 13-15 Railroad Avenue.

2/follow through with the initial plans as presented to the HGI/GCA consortium at the Fire Hall February 7th, 2006.

3/ work with a task force composed of interested Glyndon individuals on relevant issues to the Glyndon community with respect to the proposed plans.

Historic Glyndon, Incorporated will get to you and the partners a set of the current set of covenants for the Glyndon Square Plaza as reference. We will also get to you photos of the two structures (rooming house and general store) so that you may see in more detail what their original condition was. We do look forward to this project and to working with you.

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Kimberley Karlsen

President, Historic Glyndon, Incorporated

Partners signatures:

Signature W. II.

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