

IN RE: PETITION FOR ADMIN. SPECIAL HEARING * BEFORE THE
 SW side of Sycamore Avenue, 250 feet east from the
 C/I of Sparrows Point Road
 (2504 Sycamore Avenue) * ZONING COMMISSIONER
 15th Election District * OF BALTIMORE COUNTY
 7th Council District *
 Reuben Tucker *
Legal Owner
 Baltimore County Department of Permits and * Case No. 07-175-SPH
 Development Management; Timothy Kotroco
 Director
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the Baltimore County Department of Permits and Development Management, through its agent, Timothy Kotroco, Director. The legal owner of the subject property is Reuben Tucker. The Peitioner, Baltimore County, Maryland through its Department of Permits and Development Management, is requesting an Administrative Special Hearing seeking approval of a waiver pursuant to Sections 32-4-107(b), BCC of Section 32-4-223.(8) and Section 32-4-416(a)(2) to raze a deteriorated single family dwelling in an area known as Edgemere African American Survey District, with Maryland Historic Trust Number BA 3061. The property is known as 2504 Sycamore Avenue located in the Edgemere African American Survey District. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The demolition request is County initiated in response to a community request. The rationale for the County's demolition request is the property's severe neglect and the owner's unwillingness to respond to numerous citations of the Livability Code. The County has attempted to bring the property into compliance since 2001. The Landmarks Preservation Commission's Technical Committee visited the site and determined that the dwelling was

RECEIVED FOR FILE
 11-30-06
 PB

beyond rehabilitation. The matter was brought before the Baltimore County Landmarks Preservation Commission on October 12, 2006. The Landmarks Preservation Committee approved the demolition of the subject structure at their October 12, 2006 meeting. Thereafter, a notice to proceed in accordance with Baltimore County Code Section 32-7-405 was issued on October 16, 2006.

Section 32-4-107(b) of the Baltimore County Code (B.C.C.) provides that waivers from the requirements of Section 32-4-221 of the Code (i.e., the development plan) can be granted by the Director of the Department of Permits and Development Management (DPDM). Such requirements can be waived upon a finding that the size, scope and nature of the proposed development does not justify strict compliance, that a waiver would be within the scope, purpose, and intent of the development regulations, and that the proposed development complies with all other County laws, ordinances, and regulations. Under the Code, the property in question is posted for a period of 15 days during which time the property owner or any other property owner residing within 1,000 feet thereof may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

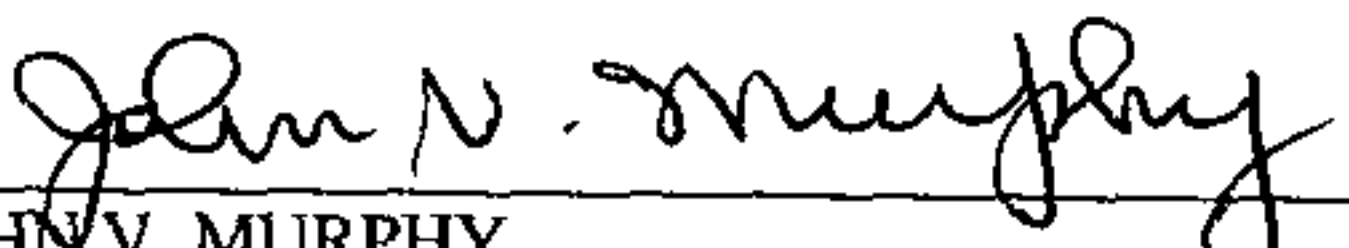
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code and the documentation contained within the case file reflects that the property was duly posted as required. Based upon all of the evidence contained therein, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and due to the absence of opposition on the part of any citizen, I find that the requested waiver is appropriate in this instance. I further find that removal of the subject structure meets the spirit and intent of the development regulations, and that all other County laws, ordinances, and regulations will be met.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the requested waiver shall be granted.

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11-30-06
PB

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of November, 2006 that the Petition for Administrative Special Hearing seeking approval of a waiver pursuant to Sections 32-4-107(b), BCC of Section 32-4-223.(8) and Section 32-4-416(a)(2) to raze a deteriorated single family dwelling in an area known as Edgemere African American Survey District, with Maryland Historic Trust Number BA 3061 in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. The Petitioners may apply for the razing permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

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11-30-06
PB

HISTORIC

Petition for Administrative Special Hearing



Tax Acct. 16-00-007434

MAP III, PARCEL 99

to the Zoning Commissioner of Baltimore County

for the property located at 2504 SYCAMORE AVE.
which is presently zoned DR-S.5

223. (8)

32-4-107 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 32-4-233 (6) and Section 32-4-416(a)(2) to

RAZE A DETERIORATED S.F.D. IN AN AREA
KNOWN AS EDGEWATER AFRICAN AMERICAN SURVEY District-
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. BA 3061.

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.

Baltimore County Permits &
Development Management Director

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:

Timothy M. Kotroca
Name - Type or Print

Signature: Timothy Kotroca
Address: 111 W. CHESAPEAKE AVE. 410-
City: TOWSON State: MD. Telephone No.: 887-3353
Zip Code: 21204

Legal Owner(s):

REUBEN TUCKER
Name - Type or Print

Signature: _____

Name - Type or Print: _____

Signature: _____

Address: 2006 KENNEDY AVE.

City: BALTIMORE State: MD. Telephone No.: 21218
Zip Code: _____

Attorney For Petitioner:

Name - Type or Print: _____

Signature: _____

Company: _____

Address: _____ Telephone No.: _____

City: _____ State: _____ Zip Code: _____

Representative to be Contacted:

Name: _____

Address: _____ Telephone No.: _____

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. 07-175-SPH

Reviewed By WCR Date 10-17-06

Estimated Posting Date 10-29-06

REV 6/17/05

RECEIVED FOR FILING

Date: 11-30-06

By: [Signature]

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.

That the Affiant(s) does/do presently reside at

Address

111 WEST CHESAPEAKE AVE.
TOWSON
City

MD
State

21204
Zip Code

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

Timothy M. Kotroco

Signature

Name - Type or Print

Timothy M. Kotroco, Director

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of October 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy M. Kotroco

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

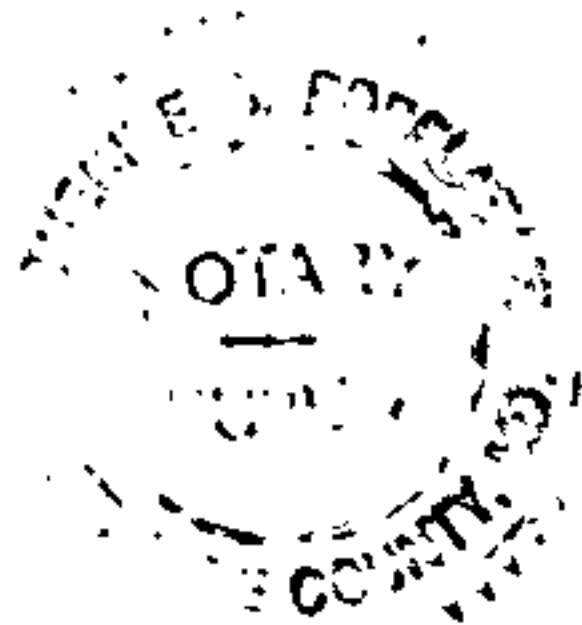
10-16-06

Notary Public

Catherine S. Popelarski

My Commission Expires

4-08-09



..313072114

Affidavit in Support of Administrative Special Hearing

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That the Affiant(s) does/do presently reside at

Address

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TOWSON
City

MD
State

21204
Zip Code

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Signature

Timothy M. Kotroco

Signature

Name - Type or Print

Timothy M. Kotroco, Director

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of October 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy M. Kotroco

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

10-16-06

Notary Public

Catherine S. Popelarsch

My Commission Expires

4-08-09



HISTORIC

Petition for Administrative Special Hearing



TAX Acct. 16-00-007434

MAP III, PARCEL 99

to the Zoning Commissioner of Baltimore County

for the property located at 2504 SYCAMORE AVE.

which is presently zoned DR-5.5

223. (8)

32-4-107 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 32-4-233 (8) and Section 32-4-416(a)(2) to

RAZE A DETERIORATED S.F.D. IN AN AREA KNOWN AS EDGEWATER AFRICAN AMERICAN SURVEY District- of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. BA 3061.

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.

Baltimore County Permits & Development Management Director

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:

timothy M. Kotroca

Name - Type or Print

Signature

111 W. CHESAPEAKE AVE. 410-887-3353

Address

Towson

City

MD.

State

Telephone No.

21204

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

REUBEN TUCKER

Name - Type or Print

Signature

Name - Type or Print

Signature

2006 KENNEDY AVE.

Address

Baltimore

City

MD.

State

Telephone No.

21218

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 07-175-SPH

Reviewed By WCR Date 10-17-06

REV 6/17/05, Baltimore County, on FILING

Estimated Posting Date 10-27-06

11-30-06

jm

BEING KNOWN AND DESIGNATED as Lot No. 7, as laid out on a subdivision of Lot No. 11, described in a Deed from Caroline Snyder, et al., to Anna E. Snyder, dated September 26, 1891, and recorded among the Land Records of Baltimore County in Liber LMB No. 190, folio 243, said Plat of the subdivision of Lot No. 11 being recorded among the Land Records of Baltimore County in Plat Book WPC No. 8, folio 87. (The Plat showing Lot No. 11, prior to subdivision, being recorded among the said Land Records in Plat Book JWS No. 1, folio 271.) The improvements thereon being a semi-detached dwelling known as 2504 - 2506 Sycamore Avenue.

BEING part of the property which, by Deed dated October 27, 1927, and recorded among the Land Records of Baltimore County in Liber CWC 649, folio 522, was granted and conveyed by Mary J. Camper unto William T. Webb and Vera Webb, his wife, as tenants by the entirety. The said William T. Webb departed this life on September 12, 1954, thereby vesting title in the said Vera Webb by right of survivorship. The said Vera Webb having departed this life on or about the 1st day of September, 1968. (See Estate Docket JLD 27, folio 106, No. 26685, Wills Liber JLD No. 107, folio 252.)

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges,

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 07- 175 -SPH Address 2504 SYCAMORE AVE.

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

Filing Date: 10-17-06 Posting Date: 10-29-06 Closing Date: 11-13-06

Any contact made with this office regarding the status of the administrative special hearing 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 SPECIAL HEARING SIGN FORMAT

Case Number 07- 175 -SPH Address 2504 SYCAMORE AVE.
Petitioner's Name BALTO. CO / TIMOTHY KOTROCK / JT. Telephone 410-887-3353
Posting Date: 10-29-06 Closing Date: 11-13-06
Wording for Sign: Administrative Special Hearing to ~~approve~~ raze a deteriorated
S.F.D. in an area known as Edgemere African American
Survey District BA 3061.

WCR - 6/28/00

CERTIFICATE OF POSTING

Date: _____

RE: Case Number 07-175 - SPH

Petitioner: TIMOTHY KOTROCO, BALTO. CO.

~~Date of Hearing~~/Closing Date: 11-13-06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2504 SYCAMORE AVE.

The sign(s) were posted on _____

10/25/06

(Month, Day, Year)

**ATTACH PHOTOGRAPH OF
SIGN POSTED ON PROPERTY
HERE**

Donald Wasiwski
(Signature of Sign Poster)

Donald Wasiwski
(Printed Name of Sign Poster)

Balto. Co. Code Enforcement
(Street Address of Sign Poster)

Towson, MD 21204
(City, State, Zip Code of Sign Poster)

★ To sign poster,
Please take pictures of the
sign & house to be razed.

Thanks

Revised 3/1/01 - SCJ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 13, 2006

Reuben Tucker
2006 Kennedy Avenue
Baltimore, MD 21218

Dear Mr. Tucker:

RE: Case Number: 07-175-SPH, 2504 Sycamore Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 17, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 26, 2006

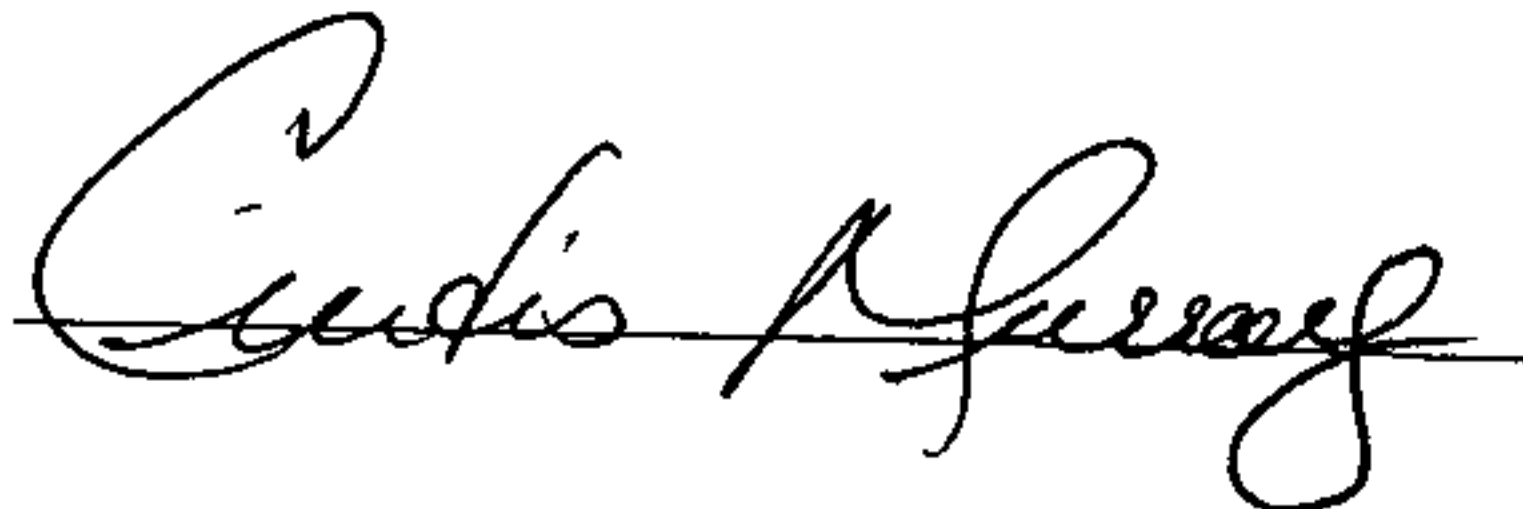
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-175- Administrative Special Hearing

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. The LPC discussed this subject issue on October 12, 2006 and approved the demolition (see attached).

For further questions or additional information concerning the matters stated herein, please contact Karin Brown or Amy Mantay in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

ATTACHMENT:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 26, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2006
Item Nos. 07-170, 171, 172, 174, 175,
176, 177, 178, 179, 180, 181. and 182

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-10262006.doc



Baltimore County
Fire Department

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

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

October 31, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 23, 2006

Item Number(s): 170 through 182

175

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: October 31, 2006

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

RE: Baltimore County
Item No. 7-175-H
2904 SYCAMORE AVENUE
REUBEN TUCKER PROPERTY
SPECIAL HEARING - APPROVE
A WAIVER

Dear Ms. Matthews:

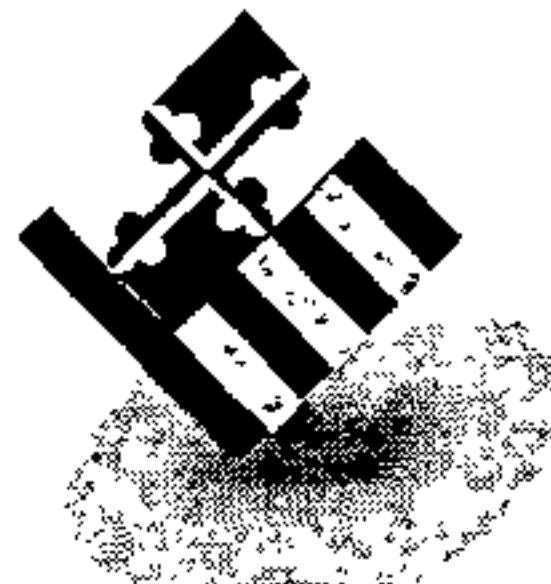
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-175-H.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 30, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

REUBEN TUCKER
2006 KENNEDY AVENUE
BALTIMORE MD 21218

Re: Petition for Special Hearing
Case No. 07-175-SPH
Property: 2504 Sycamore Avenue

Dear Mr. Tucker:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative special hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:pz

Enclosure

c: Timothy Kotroco, Director, Department of Permits and Development Management
Douglas Swam, Permit Services Supervisor, Bureau of Permit Processing

11-30-06
PB

RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
2504 Sycamore Avenue; SW/S Sycamore
Avenue, 250' E c/line Sparrows Point Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Reuben Tucker
by Baltimore County PDM
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 07-175-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to Reuben Tucker, 2006 Kennedy Avenue, Baltimore, MD 21218 and Timothy Kotroco, PDM Director, 111 W. Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

OCT 30 2006

Per *Km*.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DATE: 10/16/2006

STANDARD ASSESSMENT INQUIRY (2)

TIME: 09:34:38

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
16 00 007434	15	3-0	04-00	N	NO		10/03/06
LOT....		BOOK....	0008	MAP.....	0111	LOT WIDTH.....	40.00
BLOCK..		FOLIO...	0087	GRID....	0010	LOT DEPTH.....	.00
SECTION..				PARCEL..	0099	LAND AREA..	5240.000 S
PLAT..						YEAR BUILT.....	34

-----TRANSFER DATA-----

NUMBER..... 011026
DATE..... 07/31/72
PURCHASE PRICE..... 2,000
GROUND RENT..... 0
DEED REF LIBER..... 05287
DEED REF FOLIO..... 0638
CONVEYED IND..... 1
TOT-PART TRAN IND..... T
GRANTOR ACCT NO.. 16-00-007434

CRITICAL NEW CONST CARD
AREAS CODE YEAR NO
31545

-----EXEMPT DATA-----

STATUS.....
CLASS CODE..... 000
STATE EXEMPT CODE..... 000
COUNTY EXEMPT CODE..... 000
CURR STATE EX ASMT.... 0
PRIOR STATE EX ASMT... 0
CURR COUNTY EX ASMT... 0
PRIOR COUNTY EX ASMT.. 0

-----STRUCTURE-----

CODE SQ. FEET
1128

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 10/16/2006

STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:34:26

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
16 00 007434	15	3-0	04-00	N	NO		10/03/06
TUCKER REUBEN				DESC-1.. IMPSPT LT 7			
				DESC-2.. MARY CAMPER PLAT			

2006 KENNEDY AVE

PREMISE. 02504 SYCAMORE

AVE
00000-0000

BALTIMORE

MD 21218-6331 FORMER OWNER: WEBB WILLIAM F

FCV			PHASED IN		
	PRIOR	PROPOSED	CURR	CURR	PRIOR
			FCV	ASSESS	ASSESS
LAI	26,200	62,880			
IMPV:	32,010	40,510	TOTAL.. 88,330	88,330	73,270
TOTL:	58,210	103,390	PREF... 0	0	0
PREF:	0	0	CURT... 0	0	0
CURT:	0	0	EXEMPT.	0	0
DATE:	10/02	09/05			
TAXABLE BASIS ----			FM DATE		
ASSESS:	88,330		11/10/05		
ASSESS:	73,270				
ASSESS:	0				

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING

Memorandum

TO: John Reisinger
Buildings Engineer

DATE: October 16, 2006

FROM: Vicki Nevy, Administrator/Secretary
Landmarks Preservation Commission

SUBJECT: 2504 Sycamore Avenue, Edgemere
Edgemere African American Survey District
County Register (MHT #BA-3061)

At its October 12, 2006 meeting, the Baltimore County Landmarks Preservation Commission approved the demolition of the structure located at 2504 Sycamore Avenue. This memo constitutes a notice to proceed in accordance with *Baltimore County Code* Section 32-7-405.

VKN:vkn

c: Reuben Tucker
2006 Kennedy Avenue
Baltimore, MD 21218-6331

Patricia Zook - 2504 Sycamore Avenue

From: Patricia Zook
To: Planning-Landmark-Historic staff
Date: 11/21/2006 12:16:14 PM
Subject: 2504 Sycamore Avenue
CC: Wiseman, Bill

Hello Vicki-

Will the Baltimore County LPC be issuing a 'notice to proceed' memo for the above-referenced demolition? If this has already been issued, please make a copy for me. I should have the file in a couple days. We can then issue the order if we have the notice to proceed from the LPC.

From the October 12, 2006 LPC meeting minutes:

10. **2504 Sycamore Avenue**, Edgemere African American Survey District; County Register (MHT) # BA-3061 [County Council District # 7] This property concerned a County initiated demolition request. Mr. Wisnom reported that his office has made attempts to bring this building into compliance since 2001, without success. Mr. Diggs reported that he and Mr. Boswell had visited the site and determined that the dwelling was beyond rehabilitation. Mr. Boswell stated that the dwelling was not part of a unified streetscape. Mr. Diggs moved to support the demolition of the property. Mr. Boswell seconded the motion, which was approved unanimously on a voice vote.

Thanks for your help, Vicki.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868

Preliminary Agenda*
Thursday, October 12, 2006
MEETING
beginning at 6:00 p.m.,
Room 407, County Courts Building
401 Bosley Avenue
Towson, Maryland
(enter from the Courthouse plaza)

Regular Meeting – beginning at 6:00 p.m.

Call to order; introduction of Commission members; pledge of allegiance to the Flag; statement of purposes and operating procedures; and announcements

Preliminary actions

1. Consideration of changes to today's Agenda
2. Minutes of the September 14, 2006 meeting
- 2A. "Consent Agenda" – Items 14, 15, 16 and 17

Public Hearings on Nominations to the Landmarks List

3. "Mary's Meadows," 2434 Geist Road, Glyndon, [Council District #3]
MHT# BA-1116
4. Garrison House (Cockey/Meyerberg), 3511 Anton Farms Road, Pikesville,
[Council District #2] MHT# BA-542

Alteration to properties in County Historic Districts or Landmark structures

5. Hunt-Schmidt House (Dillon property), 12656 Manor Road; Final Landmarks List # 148 : Request to replace the original slate roof on front porch with synthetic slate roof materials [County Council District # 3]
6. "Connolly House" (Amrein property), 12709 Manor Road, Long Green; County Register (MHT) # BA-2112; Preliminary Landmarks List #336): siding removal, repair and paint shutters, roof repair [County Council District # 3]
7. Hill, Stephen, 1515 Bellona Avenue, Lutherville County Historic District: exterior alterations to a contributing structure [County Council District # 3]
8. Kassner, Josh, 316 Central Avenue, Glyndon County Historic District /MHT #798: repair and replace back porch [County Council District # 3]

Recommendations on Baltimore County Register (MHT Inventory) Structures

9. 14 Shipley, Winters Lane African American Survey District [County Council District #1]; possible demolition
10. 106 Avondale, Turners Station African American Survey District [County Council District #7]; possible demolition
11. 2504 Sycamore Avenue, Edgemere African American Survey District [County Council District #7]; possible demolition
12. 5200 Glen Arm Road, Long Green Valley National Register District [County Council District #3]; possible demolition
13. "Smith House," 6240 Falls Road, contributing structure in the Bare Hills African American Survey District, #260 on the Final Landmarks List; [County Council District #2]; possible demolition

Applications for Tax Credit, Part II, Notice to Proceed

Request for LPC approval for County Part II Tax Credit application

- **14. Bowie, McIntyre P., 1508 Bellona Avenue, Lutherville County Historic District (MHT #BA-291) [County Council District # 3]

Report on County Tax Credit application(s) approved

- **15. Scholl/Joellenbeck property, 7007 York Road, Stoneleigh; contributing structure in the Stoneleigh National Register District. Approved Part II application because applicant submitted signed/approved Part 2 State Tax Credit application [County Council District # 2]
- **16. Senkus property, 5171 Viaduct Avenue, Relay; contributing structure in the Relay County Historic District. Approved Part II application because applicant submitted signed/approved Part 2 State Tax Credit application [County Council District # 1]

Report of Part III – Application(s) Processed

- **17. Stemmer House, 2627 Caves Road; Final Landmarks List # 41; contributing structure in the Caves Valley National Register District. Rehabilitation work completed – Part III application forwarded to the Budget Office for final approval.

Other business

- 18. Overview of draft LPC Booklet
- 19. Site visits for November nominations – have calendars available

Next Retreat Friday, October 20, 2006, Banneker Park, 2 p.m. – 5 p.m.

- * This Agenda, published Wednesday, October 4, 2006 is subject to review and modification at the meeting.

It is requested that individuals provide 20 copies of all materials including photographs, elevation drawings, expert reports, aerials, etc. at least 2 weeks in advance of the meeting. That date would be Wednesday, September 27, 2006. Any materials presented after this date may require the matter to be deferred to the next meeting.

- ** "Consent Agenda" indicates items appropriate for approval as submitted, without the need for discussion unless there is opposition.

Inclement Weather Policy – No meetings will be held when Baltimore County Public Schools are either closed for the day or subject to early dismissal because of inclement weather.

Information regarding the Landmarks Preservation Commission including agendas and minutes is available on-line at www.baltimorecountymd.gov under the Office of Planning, Historic Preservation.

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

VKN:CBH:vkn

Minutes
Baltimore County Landmarks Preservation Commission
October 12, 2006 Meeting

Mr. James E. Matthews, the Chair, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:03 p.m. The following Commission members were:

Present

Mr. James E. Matthews, Chairman
Ms. Carol Allen
Mr. C. Bruce Boswell
Mr. Thomas L. Reynolds
Mr. Louis S. Diggs
Ms. Wendy McIver
Ms. Norma Secoura
Mr. David J. Bryan
Ms. Nancy Horst
Mr. Edward E. Hardester, Jr
Mr. John W. Hill, Vice-Chairman
Mr. Qutub K. Syed

Not Present

Mr. H. Edward Parker
Mr. Steven Fedder

County staff present included Vicki Nevy (Secretary to the Commission), Caren Beth Hoffberger (Chief of Preservation Services), Mike Field (Assistant County Attorney), Mary Harvey (Director of Community Conservation), Rick Wisnom (Baltimore County Hearing Officer for Permits and Development Management) Teri Rising and Karin Brown.

Preliminary Actions

There were no additions or deletions to the Revised Agenda, however, because Ms. Harvey had to leave early in order to attend another meeting, items 8, 9, 11 and 12, were moved up, following item 4. Mr. Matthews announced that he had made a power point presentation about the functions of the Baltimore County Landmarks Preservation Commission to the Baltimore County Planning Board Commission at its October 5, 2006 meeting. He thanked Ms. McIver, Ms. Allen, Mr. Diggs and Mr. Boswell for attending. The meeting was televised on Comcast Channel 25.

He continued - thanking Mr. Boswell, Mr. Diggs, Ms. McIver and Mr. Hill for serving on Technical Committees and reporting on the outcome of site visits. He reported that he attended the Maryland Preservation 75th Anniversary Annual Meeting. Senator Paul Sarbanes and former State Senator Julian Lapidus were among the speakers and honorees. Part of the presentation was a film showing the importance of historic preservation. Mr. Matthews thought it beneficial to obtain a copy of the film for viewing by the LPC. Staff will be working to obtain a copy.

Approval of the Minutes

2. Mr. Syed moved to approve the September 20, 2006 Minutes, Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

- 2A. Mr. Matthews had Ms. Hoffberger describe the items scheduled on the Consent Agenda and determined that no person present objected to its approval as submitted. Ms. Horst moved that, for the reasons stated, and in accordance with any conditions stated in the written Action Summaries provided to the members of the Commission by staff, items 7 and 13 be approved as submitted. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Public Hearings on Nominations to the Landmarks List

3. **"Mary's Meadows" house and setting, 2434 Geist Road, Glyndon; County Register (MHT) # BA-1116; built early 19th century [County Council District # 3]**

This item involved a request by the property owner to nominate the structure and the historic environmental setting to the Landmarks List. Ms. Hoffberger read staff's recommendation to vote placing "Mary's Meadows" on the Preliminary Landmarks List under criteria (1) – for its association with the agricultural development in the Worthington Valley, and (2) – its significance as an example of early 19th century vernacular architecture, several times expanded, and restyled in the 20th century by a noted restoration architect; and (b) to delineate the entire remaining 39.11 acre property containing the house (map 41, parcel 98) as its historic environmental setting.

Mr. Murray, the property owner, stated that he and his wife consider themselves custodians of the property, rather than owners, and that they would like to preserve the building for future generations. Mr. Hill, Ms. McIver and Mr. Diggs commented on the exquisite beauty of the property. Ms. McIver moved to place the "Mary's Meadows" property on the Preliminary Landmarks List and to delineate the entire 39.11 acre property as its historic environmental setting. Mr. Hill seconded the motion, which was approved unanimously on a voice vote.

4. **"Garrison Farm" (Cockey-Myerberg House) and setting, 3511 Anton Farms Road, Pikesville vicinity; County Register (MHT) # BA-452 [County Council District # 2]**

This item concerned a nomination by a member of the LPC. Ms. Hoffberger read staff's recommendation to vote placing the "Garrison Farm" on the Preliminary

Landmarks List under criteria (1) – for its association with the agricultural development in the Greenspring Valley area, its notable role during the Civil War and for its association with the historically significant Cockey family; and (2) – its significance as an excellent example of early 19th century Classical Revival architecture; and (b) to delineate the entire remaining 4.38 acre property containing the house (map 68, parcel 1) as its historic environmental setting.

Mr. Jeffrey Scherr, attorney for the property owner, stated that his client did not object to having the structure placed on the Preliminary Landmarks List. However, in regard to the delineation of the historic environmental setting (HES), he requested that the area traversing the front yard portion of lot 5A not be included in the HES. He stated that his client agreed to draft a covenant that would preclude future construction in that area. Mr. Hill, and Ms. McIver had formed the Technical Committee that visited the site and proposed the delineation of the setting as shown. Mr. Hill stated that a covenant would address his concern. He moved to vote placing the "Garrison Farm" on the Preliminary Landmarks List and to change the bounds of the HES to exclude the front yard of lot 5 A. Ms. McIver seconded the motion, which was approved unanimously on a voice vote. (Note: This changed the total acreage included in the HES to 2.89 acres.)

Recommendations on Baltimore County Register (MHT Inventory)
Structures

Mr. Matthews noted that the Commission would deal next with items 9, 10 and 12 to allow for the testimony of Ms. Harvey and Mr. Wisnom, this would be followed by item 11.

9. 14 Shipley Avenue, Winters Lane African American Survey District, Catonsville vicinity; County Register (MHT) # BA-3067 [County Council District # 4]

This item concerns a demolition request that was initiated by Baltimore County. Mr. Wisnom, stated that he had made numerous attempts over the last several years to get the property owner to make needed repairs. On September 7, 2005, the owner agreed to repair the building, but once again failed to follow through. At a May 9th hearing a civil penalty of \$10,000 was placed on the property for failing to bring the house into compliance.

Mr. Diggs stated that he and Mr. Boswell visited the site, but were unable to go inside the house. Mr. Boswell noted that the dwelling was part of a unified streetscape and that its removal would have a negative visual impact on the historic streetscape - especially if the building would be replaced with a dwelling that differed in style, rhythm and massing with the existing streetscape. Mr. Hill moved to recommend against the demolition until further inspection would yield information regarding the structural soundness of the building. Mr. Syed

seconded the motion, which was approved unanimously on a voice vote. Mr. Hardester, Mr. Hill, Mr. Syed and Mr. Diggs volunteered to conduct a second site visit. Mr. Wisnom promised that he would make sure that the Technical Committee would gain entry into the house in order to examine the interior of the dwelling.

**10. 2504 Sycamore Avenue, Edgemere African American Survey District;
County Register (MHT) # BA-3061 [County Council District # 7]**

This property concerned a County initiated demolition request. Mr. Wisnom reported that his office has made attempts to bring this building into compliance since 2001, without success. Mr. Diggs reported that he and Mr. Boswell had visited the site and determined that the dwelling was beyond rehabilitation. Mr. Boswell stated that the dwelling was not part of a unified streetscape. Mr. Diggs moved to support the demolition of the property. Mr. Boswell seconded the motion, which was approved unanimously on a voice vote.

12. "Smith House," 6240 Falls Road; Final Landmarks List # 260; Contributing structure in the Bare Hills African American Survey District, County Register (MHT) # 3050 [County Council District # 2]

Mr. Wisnom reported that Baltimore County had been dealing with this property since 2000. It constitutes a severe safety hazard. Ms. Harvey stated that the Office of Community Conservation has worked with the community and discussed rehabilitation loans, but there was no interest. Mr. Boswell stated that he thought the structure was too far-gone for rehabilitation. The owner neglected a building that is on the Baltimore County Final Landmarks List, which he thought constitutes "demolition by neglect." He wished that this issue be discussed. Mr. Field responded that the property was under Mr. Wisnom jurisdiction before it was nominated to the Landmarks List. That is, "demolition by neglect" preceded the landmarks listing.

Mr. Hardester moved to approve demolition of the structure. Mr. Hill seconded the motion. Ms. Allen, Mr. Boswell, Mr. Diggs and Ms. Secoura voted against the motion. Ms. Horst abstained. Mr. Bryan, Mr. Hardester, Mr. Hill, Ms. McIver, Mr. Reynolds, Mr. Syed and Mr. Matthews voted in favor of the motion. The motion passed. Ms. Hoffberger pointed out that the property was in the Ruxton-Riderwood Design Review Panel (DRP) area and thus any new structure would be subject to DRP review for compatibility in design.

Mr. Hill moved to reconsider the previous vote. Ms. Secoura seconded the motion. Mr. Matthews pointed out that Ms. Secoura could not second the motion because she had voted against the previous motion. He asked whether anyone who had voted in favor of the previous motion wished to second the motion. None of the members responded. The motion to reconsider was therefore denied.

11. **"Beal House," 5328 (a.k.a. 5200) Glen Arm Road, Long Green vicinity; contributing structure in the Long Green Valley National Register Historic District, County Register (MHT) # BA-1914; [County Council District # 3]**

This item concerned a demolition request. Ms. Hoffberger read staff's recommendation, which encouraged the members of the LPC to discuss the proposal in detail.

Mr. Scott Muffet, representing the owner, who resides in the State of Missouri, stated that he had requested the demolition because the structure presented a liability risk. He feared children might break into the property. Additionally there was a problem with mold. Mr. Boswell stated that he and Mr. Diggs had visited the site and found the building to be structurally in superb condition.

Mr. Bryan moved to deny the demolition request. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

Alteration to properties in County Historic Districts or Landmark structures

Item 8 was dealt with next.

8. **"Simonds House" (Kassner property), 316 Central Avenue, Glyndon County Historic District; County Register (MHT) # BA 798 [County Council District # 3]**

This item concerns a request to replace an existing porch with a new porch, to create access to that porch and to replace an existing window with a new window. Ms. Hoffberger read staff's recommendation to vote issuing a notice to proceed with the following instructions from the Historic Glyndon design committee: Change the contemporary treated lumber decking material, originally to be left natural, to a painted lumber handrail and balusters resembling the porch railing on the front porch. Eliminate the proposed plastic divider grids in the windows and duplicate the original large one-over-one windows throughout the house.

Mr. Diggs moved to issue a notice to proceed. Mr. Hardester seconded the motion, which was approved unanimously on a voice vote.

5. **"Hunt-Schmidt House" (Dillon property), 12656 Manor Road, Long Green vicinity; Final Landmarks List # 148; County Register (MHT) # BA-2114 [County Council District # 3]**

This item concerned a request to replace the original slate roof on a front porch with synthetic shingles. Ms. Hoffberger read staff's recommendation to discuss the proposal in greater detail.

Mr. and Mrs. Dillon, the property owners, stated that the synthetic slate would look identical to real slate and that the product had been approved in numerous instances for the rehabilitation of historic buildings. Samples were given to the members. Ms. Brown noted that the applicants had submitted excellent materials in support of their case, but that the materials were too voluminous to make copies for each member of the commission. During the ensuing discussion the LPC discussed the Secretary of the Interior's Standards, the impact of synthetic slate on the integrity of the historic structure and the cost of original slate vs. synthetic slate. Ms. Rising noted that the National Park Service used synthetic slate on roofs not mainly seen.

Ms. Secoura moved not to allow replacing the original slate with synthetic slate, and to issue a notice to proceed for replacing the original slate roof on the porch roof with slate. Mr. Hill seconded the motion. Mr. Hardester, Mr. Diggs and Ms. Horst voted against the motion. Ms. Allen, Mr. Bryan, Mr. Boswell, Mr. Hill, Ms. McIver, Ms. Secoura, Mr. Reynolds and Mr. Syed voted in favor of the motion. The motion passed.

6. **"Connolly House" (Amrein property), 12709 Manor Road, Long Green vicinity; Preliminary Landmarks List # 336; County Register (MHT) # BA-2112 [County Council District # 3]**

This item concerned a request to remove the existing non-historic siding, and to restore/repair the shutters, wood siding and roof. Ms. Hoffberger read staff's recommendation to issue a notice to proceed. Mr. Hardester moved to accept staff's recommendation. Mr. Hill seconded the motion, which was approved unanimously on a voice vote.

7. **Hill property, 1515 Bellona Avenue, Lutherville County Historic District [County Council District # 3]**

This item concerned a request to remove the existing non-historic aluminum siding.

Approved via the Consent Agenda to issue a notice to proceed.

Tax Credits

Request for LPC approval for County Part II Tax Credit application

13. **Bowie property, 1508 Bellona Avenue; contributing structure in the Lutherville County Historic District, County Register (MHT) # BA-291 [County Council District #3]**

Approved via the Consent Agenda to issue a notice to proceed.

Ms. Brown reported on tax credit items 14, 15 and 16. There was no vote required.

Report on Tax Credit applications approved

- 14. Scholl/Joellenbeck property, 7007 York Road, Stoneleigh; contributing structure in the Stoneleigh National Register District, [County Council District # 5]**

Approved Part II application because applicant submitted a signed (approved) State Part 2 application.

- 15. Senkus property, 5171 Viaduct Avenue, Relay; contributing structure in the Relay County Historic District [County Council District # 1]**

Approved Part II application because applicant submitted a signed (approved) State Part 2 application.

Report of Part III Application Processed

- 16. "Stemmer House" (Holdridge property); Final Landmarks List # 41; contributing structure in the Caves Valley National Register District [County Council District # 2]**

Rehabilitation work completed – Part III application forwarded to the Budget Office for final approval.

Other Business

- 17. Overview of draft LPC Booklet**

Ms. Hoffberger informed the members of the Commission that they would have a month to examine the materials, which would be discussed at the November 9, 2006 LPC meeting.

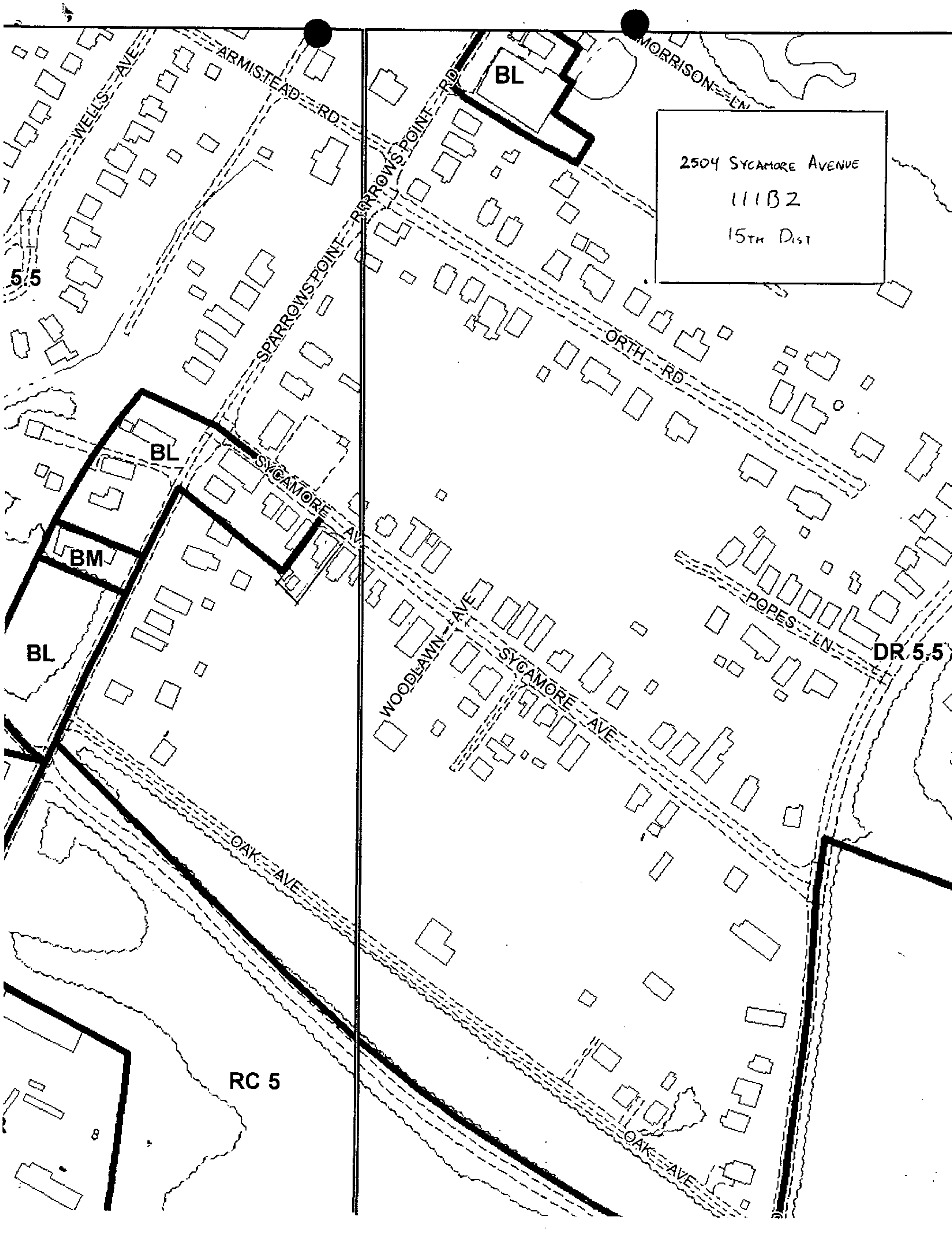
- 18. Site visits for November nominations**

Ms. Hoffberger noted that Mr. Matthews would not be present at the November meeting. There would be two nominations that required site visits, 303 Nicodemus Road and 1903 Old Court Road. Mr. Reynolds, Mr. Matthews, Mr. Hill, Ms. Horst and Ms. Allen volunteered to visit the Nicodemus site on October

18, 2006 at 11:00 a.m. Mr. Boswell, Ms. Horst, Mr. Diggs and Ms. Secoura volunteered to visit 1903 Old Court road on Monday October 30, at 9:00 a.m.

Ms. Hoffberger reminded the members of the Commission of the upcoming retreat that was scheduled for Friday, October 20, 2006, from 2:00 p.m. to 5:00 p.m. at the Banneker Center.

The meeting was adjourned at 8:45 p.m.



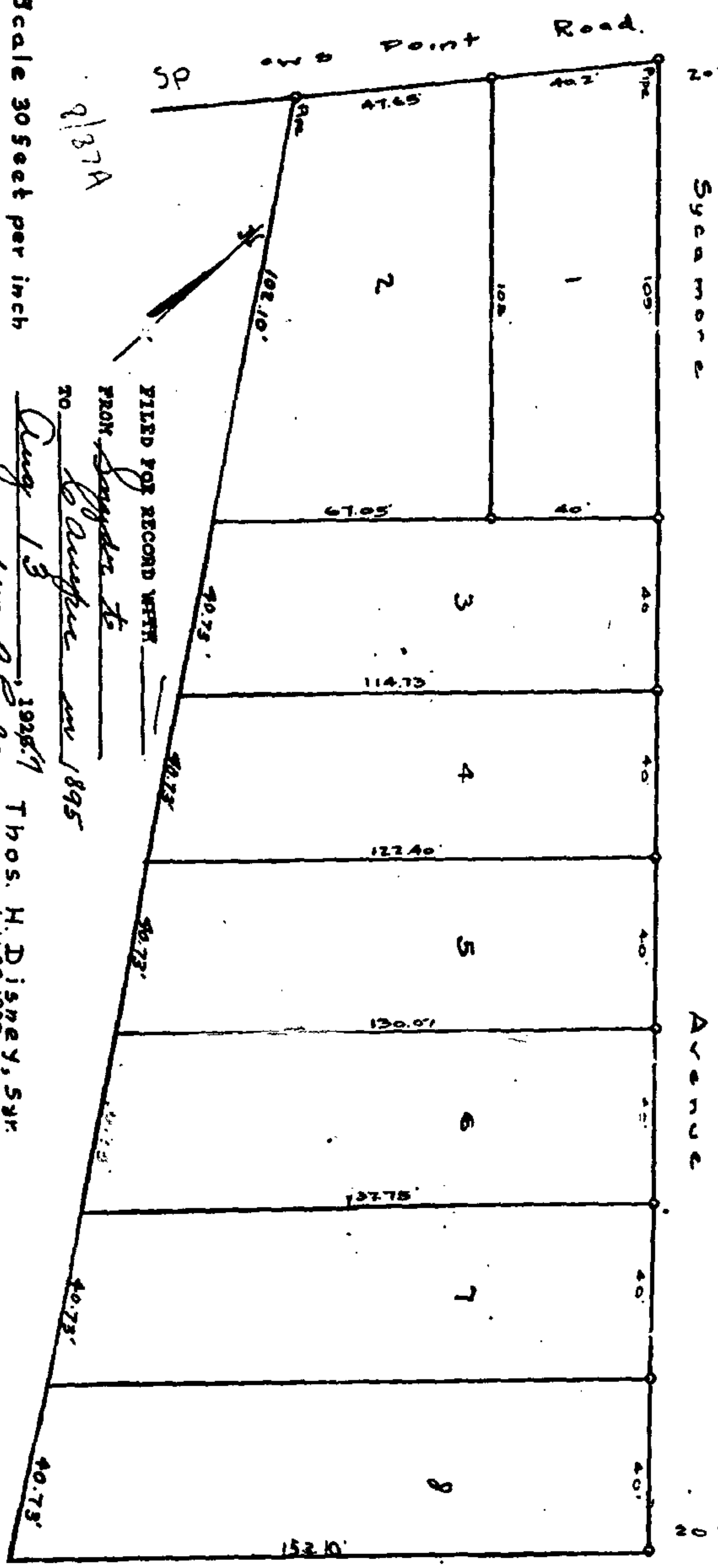
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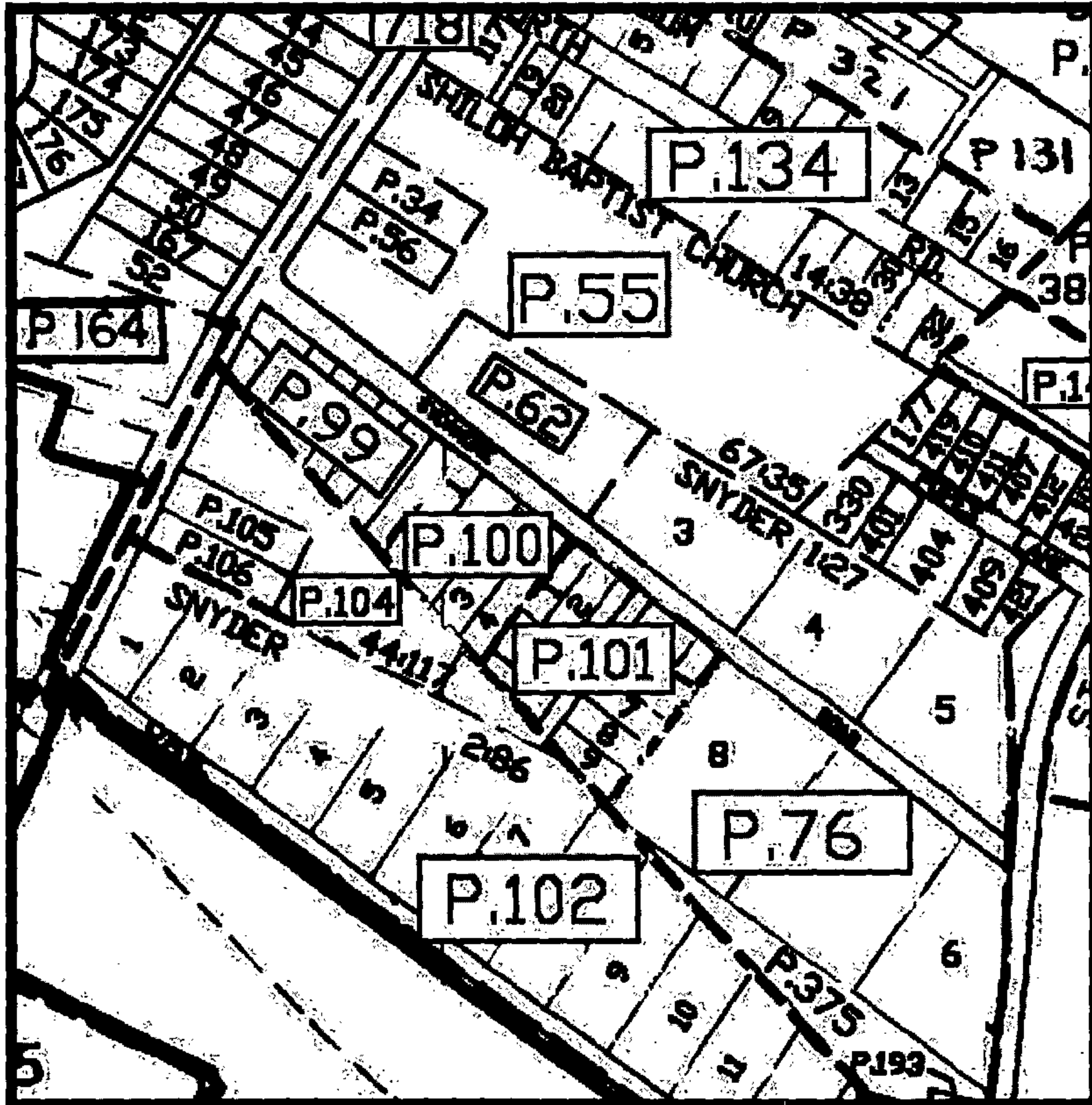
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FROM Deputy to
TO Deputy in 1895
Aug 13 1928
TEST Wm. F. Cole CLERK.
Thos. H. Disney, SR.
Jul 26, 1927



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