IN RE: PETITION FOR ADMIN. VARIANCE N side Greenspring Valley Road, 1200 feet W of c/l Tony Drive	*	BEFORE THE
(918 Greenspring Valley Road) 8th Election District	*	ZONING COMMISSIONER
2nd Council District	*	OF
Georgia R. and Robert H. Compton III *Petitioners*	*	BALTIMORE COUNTY
	*	**Case No. 07-274-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Georgia R. and Robert H. Compton, III. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location. 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 proposal is to construct a 1 story 17 x 22 foot detached garage on the street side rear yard of the existing dwelling, formerly the gatehouse.

Appearing at the requisite hearing in support of the request were Georgia R. and Robert H. Compton III, the Petitioners, and Donald Huber. Geoffrey Schultz, with McKee & Associates, Inc., prepared the site plan. There were no protestants at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and evidence revealed that the subject property contains 8.48 acres +/- and zoned RC 2. The site is improved with an existing 3 story brick dwelling known as the manor house, an adjacent 1 story brick carriage garage with loft, a 1 story frame stable, and an existing

2 story brick and frame building known as the gatehouse.[1] The entire estate is designated as historic and is listed as a landmark within the Maryland Historic Trust's list of historic places as item #BA-1598 known as Brandonwood. The property is located within the Greenspring Valley National Register District.

Testimony in support of the request indicated that due to the existence of a well and large septic reserve area the garage cannot be constructed in the non-street side location. The proposed location is the most practical given its close proximity to the house and to Greenspring Valley Road. In fact, the kitchen location on this side of the house will permit easy access from the garage. The Petitioner will construct a new private driveway off the estate's entrance road for the garage. There is a natural buffer of mature evergreens and a fence between the proposed garage and Greenspring Valley Road.

The Office of Planning submitted Zoning Advisory Committee (ZAC) comments, dated January 16, 2007, in support of the Petitioner's request. That office has reviewed and approved the architectural elevation drawings for the proposed garage as prepared by Donald S. Huber. They show building materials of board and batten siding, carriage style doors and a standing seam metal roof that compliment the architectural style of the existing gatehouse dwelling.

I find that the subject property is constrained which creates a unique condition bringing about a practical difficulty in B.C.Z.R. Sections 1A04.3.B and 307.1 if the regulations were strictly adhered to. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale.

Based upon the information received, there is no evidence to indicate the requested variance would adversely affect the health, safety or general welfare of adjacent properties and

[1] The gatehouse is the subject of the variance request. The gatehouse is also known as 924 Greenspring Valley Road.

should therefore be granted. In my opinion, the testimony and documentary evidence presented coupled with the historic nature of the property involved is sufficient to find compliance with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I find that the proposed location for the garage is appropriate in this instance and that strict compliance with the regulations would result in a practical difficulty and deny the Petitioners reasonable use of their property for a permitted purpose.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of February, 2007 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location be and is hereby GRANTED, subject to the following restriction:

1. The Petitioners may apply for their building 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.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WJW:pz

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

Petition for Variance

924 Pro petition

to the Zoning Commissioner of Baltimore County

for the property located at 918 GREENSPRING VALLEY ROAD

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR) TO PERMIT AN ACCESSORY STRUCTURE (PROPOSED DETACHED GARAGE) TO BE LOCATED IN THE STREET SIDE REAR YARD OF THE EXISTING HOUSE, IN LIEU OF THE REQUIRED NON-STREET SIDE LOCATION.

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

TO BE EXPLAINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

ROBERT H. CROMPTON III
Name - Type or Print

x
Signature

GEORGIA R. CROMPTON
Name - Type or Print

x
Signature

36 MAPLE SHADE ROAD — 410-628-7275
Address — Telephone No.

CHRISTIANA — PA — 17509
City — State — Zip Code

Representative to be Contacted:

GEOFFREY C. SCHULTZ
Name

5 SHAWAN ROAD — 410-527-1555
Address — Telephone No.

HUNT VALLEY — MD — 21030
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 12/14/06

Case No. 07-274-A

REV 9/15/98

2-28-07

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

Zoning Description
918 Greenspring Valley Road
2nd Council Manic District
8th Election District
Baltimore County, MD

Beginning at a point on the North side of Greenspring Valley Road, said point lying 1200 feet more or less west of the center of Tony Drive, thence running along the North side of Greenspring Valley Road, N 69° 51' 00" W 772.42 feet and N 77° 46' 40" W 43.05 feet, thence running N 21° 39' 40" E 118.63 feet, N 15° 42' 20" E 22.00 feet, N 04° 54' 20" E 20.45 feet, N 06° 29' 40" W 50.71 feet, N 01° 51' 30" W 28.33 feet, N 09° 27' 20" E 22.49 feet, N 22° 07' 30" E 32.87 feet, N 29° 43' 50" E 23.17 feet, N 39° 32' 40" E 22.65 feet, N 52° 04' 40" E 50.88 feet, N 61° 54' 20" E 19.96 feet, N 27° 21' 30" W 11-89, N 69° 52' 50" E 55.76 feet, N 76° 24' 30" E 134.09 feet, N 73° 44' 00" E 114.17 feet, N 56° 59' 30" E 146.07 feet, S 16° 46' 20" E 284.58 feet, S 16° 13' 30" E 537.88 feet, S 16° 13' 30" E 41.71 feet, and S 24° 45' 00" W 4.00 feet to the place of beginning.

Containing 8.48 acres of land more or less as recorded in Deed Liber 22579 Folio 222.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

#274

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23052

DATE 12/14/06 ACCOUNT 1.C01-006-6150

AMOUNT $ 65.00

RECEIVED FROM: [illegible]

FOR: [illegible] Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 274

PAID RECEIPT
12/14/2006 [illegible]
CR BR 023.07
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: 07-274-A

918 Greenspring Valley Road

N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive

8th Election District -2nd Councilmanic District

Legal Owner(s): Robert H. & Georgia R. Crompton, III

Variance: to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Wednesday, February 21, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN, III
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 Zoning Review Office at (410) 887-3391.

JT 2/606 Feb. 6 123926

CERTIFICATE OF PUBLICATION

2/8/, 2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/6/, 2007.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: Feb. 06, 2007

TO: Baltimore County, PDM

RE : Case No. : 07-274-A
918 Greenspring Valley Road

MAI :Job No. : 06-240

ATTENTION: Zoning Office / Mrs. Kristen Matthews

(X) We are submitting ( ) We are returning ( ) We are forwarding

( ) Herewith ( ) Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

(X) For processing ( ) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc:

FEB 7 2007

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: Feb 06 , 2007

Attention: Zoning Office / Kristen Matthews

MAI Job No : 06-240

RE: Case Number: 07-274-A
Petitioner/Developer: Robert H. & Georgia R. Crompton, III

Date of Hearing/Closing: Feb. 21, 2007

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 #918 Greenspring Valley Road

The sign(s) were posted on Feb. 06 , 2007

(Month, Day, Year)

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

SEE
ATTACH PHOTOGRAPH OF SIGN POSTED ON PROPERTY

Revised 3/1/01 - SCJ

ZONING
918
GREENSPRING VALLEY ROAD
02.06.2007

BRANDONWOO

ZONING NOTICE

CASE # 07-285-A

A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: COUNTY OFFICE BUILDING ROOM 106
111 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE AND TIME: WEDNESDAY
FEB. 21, 2007 @ 11:00 AM

REQUEST: VARIANCE

TO PERMIT AN ACCESSORY STRUCTURE (PROPOSED DETACHED GARAGE) TO BE LOCATED IN THE STREET SIDE REAR YARD OF THE EXISTING HOUSE, IN LIEU OF THE REQUIRED NON-STREET SIDE LOCATION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

918

ONING

RE: PETITION FOR VARIANCE 918 Greenspring Avenue; N/S Greenspring Valley Rd, 1,200' W c/line Tony Drive 8th Election & 2nd Councilmanic Districts Legal Owners: Georgia & Robert Crompton, III Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR
	*	BALTIMORE COUNTY
	*	07-274-A

* * * * * * * * * * * * *

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 4th day of January, 2007, a copy of the foregoing Entry of Appearance was mailed to, Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JAN 04 2007
Per.....

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

January 22, 2007

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

NEW 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: 07-274-A
918 Greenspring Valley Road
N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive
8th Election District – 2nd Councilmanic District
Legal Owners: Robert H. & Georgia R. Crompton, III

Variance to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Wednesday, February 21, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert & Georgia Crompton, III, 36 Maple Shade Road, Christiana PA 17509
Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 6, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 6, 2007 Issue - Jeffersonian

Please forward billing to:
Robert Crompton
36 Maple Shade Road
Christiana, PA 17509

410-628-7275

CORRECTED 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: 07-274-A
918 Greenspring Valley Road
N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive
8th Election District – 2nd Councilmanic District
Legal Owners: Robert H. & Georgia R. Crompton, III

Variance to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Wednesday, February 21, 2007 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, 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.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 4, 2007

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: 07-274-A
918 Greenspring Valley Road
N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive
8th Election District – 2nd Councilmanic District
Legal Owners: Robert H. & Georgia R. Crompton, III

Variance to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert & Georgia Crompton, III, 36 Maple Shade Road, Christiana PA 17509
Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 30, 2007 Issue - Jeffersonian

Please forward billing to:
Robert Crompton
36 Maple Shade Road
Christiana, PA 17509

410-628-7275

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: 07-274-A
918 Greenspring Valley Road
N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive
8th Election District – 2nd Councilmanic District
Legal Owners: Robert H. & Georgia R. Crompton, III

Variance to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, 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 PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-274-A

Petitioner: ROBERT H. CROMPTON, 3RD

Address or Location: 918 Greenspring Valley Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert H. Crompton, 3rd

Address: 36 Maple Shade Road
Christiana PA 17509

Telephone Number: (410) 628-7275

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 15, 2007

Robert H. Crompton, III
Georgia R. Crompton
36 Maple Shade Road
Christina, PA 17509

Dear Mr. and Mrs. Crompton:

RE: Case Number: 07-274-A, 918 Greenspring Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Geoffrey C. Schultz 5 Shawan Road Hunt Valley 21030

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 22, 2007

Robert Crompton, III
Georgia Crompton
36 Maple Shade Road
Christiana, PA 17509

Dear Mr. & Mrs. Crompton:

RE: Case Number: 07-274-A, 918 Greenspring Valley Road

The above matter, previously scheduled for February 13, 2007, has been postponed at the request of your representative Mr. Geoffrey Schultz on your behalf. The hearing has been rescheduled and the notice reflecting this changes is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

To: Kristen
ok wa

January 19, 2007

Mr. Carl Richard, Director
Baltimore County Zoning Office
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 918 Greenspring Valley Road
07-274-A

Dear Carl,

Our client has informed me that he will be out of town on February 13, 2007, the scheduled date of the above-referenced hearing. As a result, we are requesting that the hearing be postponed and rescheduled for anytime after February 19th.

Thank you for your cooperation in this matter. Please call with any questions.

Very truly yours,
MCKEE & ASSOCIATES, INC.

Geoffrey C. Schultz, President

JAN 19 2007

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

RECEIVED JAN 10 2007

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 4, 2007

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: 07-274-A
918 Greenspring Valley Road
N/side of Greenspring Valley Road, 1200 feet west of centerline of Tony Drive
8th Election District – 2nd Councilmanic District
Legal Owners: Robert H. & Georgia R. Crompton, III

Variance to permit an accessory structure (proposed detached garage) to be located in the street side rear yard of the existing house, in lieu of the required non-street side location.

Hearing: Tuesday, February 13, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert & Georgia Crompton, III, 36 Maple Shade Road, Christiana PA 17509
Geoffrey Schultz, 5 Shawan Road, Hunt Valley 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 29, 2007.**
(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.

BW
2/21

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2007

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

SUBJECT: 918 Greenspring Valley Road

RECEIVED
JAN 2 4 2007
ZONING COMMISSIONER

INFORMATION:

Item Number: 7-274

Petitioner: Georgia and Robert Crompton III

Zoning: RC 2

Requested Action: **Variance**

The property in question is located within the Greenspring Valley National Register District. It contains two single-family dwellings and is identified with the MHT # BA 1598 known as Brandonwood. Greenspring Valley Road is designated as scenic in Master Plan 2010.
The proposal is to construct a 1 story 17' x 22' detached garage on the street side rear yard of the existing dwelling (formerly the gatehouse) that is in proximity to Greenspring Valley Road.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed and approved architectural elevation drawings for the proposed garage prepared by Donald S. Huber. They show building materials board and batten siding, carriage style doors and a standing seam metal roof that compliment the architecture of the existing gatehouse dwelling.

Greenspring Valley Road is scenic; the existing wood fence and planting should be sufficient screening.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by: Cindy Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-274.doc

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-2-2007

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

RE: Baltimore County
Item No. 7-274-A
918 GREENSPRING AVE
CROMPTON PROPERTY
VARIANCE

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. 7-274A.

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,

Michael P Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 2, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For January 1, 2006
Item Nos. 07-266, 268, 270, 271, 272, 273, 274, 275, 277, 278, 279, and 280

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-01022007.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
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 21204

December 21,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 25, 2006

Item Number(s): 267 trough 269 and 271 through 280

274

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

Printed on Recycled Paper

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 1, 2007

Georgia R. and Robert H. Compton, III
36 Maple Shade Road
Christiana PA 17509

RE: **PETITION FOR ADMIN. VARIANCE**
(918 Greenspring Valley Road
8th Election District - 2nd Council District
Georgia R. and Robert H. Compton III, Petitioners
Case No. 07-274-A

Dear Mr. and Mrs. Compton:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz
Enclosure

c: Geoffrey Schultz, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2007

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

RECEIVED
FEB 21 2007
ZONING COMMISSIONER

SUBJECT: 918 Greenspring Valley Road

INFORMATION:

Item Number: 7-274

Petitioner: Georgia and Robert Crompton III

Zoning: RC 2

Requested Action: Variance

The property in question is located within the Greenspring Valley National Register District. It contains two single-family dwellings and is identified with the MHT # BA 1598 known as Brandonwood. Greenspring Valley Road is designated as scenic in Master Plan 2010.
The proposal is to construct a 1 story 17' x 22' detached garage on the street side rear yard of the existing dwelling (formerly the gatehouse) that is in proximity to Greenspring Valley Road.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed and approved architectural elevation drawings for the proposed garage prepared by Donald S. Huber. They show building materials board and batten siding, carriage style doors and a standing seam metal roof that compliment the architecture of the existing gatehouse dwelling.

Greenspring Valley Road is scenic; the existing wood fence and planting should be sufficient screening.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by: Cindy Murray

Division Chief: Lyn Lesher
AFK/LL: CM

W:\DEVREV\ZAC\7-274.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 16, 2007

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

RECEIVED

FEB 21 2007

ZONING COMMISSIONER

SUBJECT: 918 Greenspring Valley Road

INFORMATION:

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Petitioner: Georgia and Robert Crompton III

Zoning: RC 2

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For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Reviewed by: Cindy Murray

Division Chief: Lyn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-274.doc

4BW 2/21
11 Am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAR - 2 2007
ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination DNL

DATE: March 3, 2007

SUBJECT: Zoning Item # 07-274-A
Address 918 Greenspring Valley Road
(Crompton Property)

Zoning Advisory Committee Meeting of December 25, 2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:
The Greenspring Valley is a historic and agricultural valley. The scenic value is a contributor to these values. Support any opinion of Planning Office on this request.

Reviewer: W. Lippincott; Agricultural Preservation
Date: January 4, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-274-A.doc

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

FACSIMILE

Please deliver to (fax number): 410 887 3468

Name: BALTO COUNTY

Company:

Phone number:

Re: CASE NO. 07-274-A

From: WILLIAM D. GULICK, JR.

Date: FEB. 16, 2007

Number of pages, including this cover sheet: 3

Comments: I REVISED CASE NO.

Original in Mail

Original not in mail

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

ZONING NOTICE

CASE # 07-277-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

COUNTY COURTS BUILDING ROOM 106
PLACE: TOWSON, MD 21204 [illegible]
DATE AND TIME: [illegible] 2007 @ 11:00 AM
REQUEST: V/S [illegible]

[illegible]

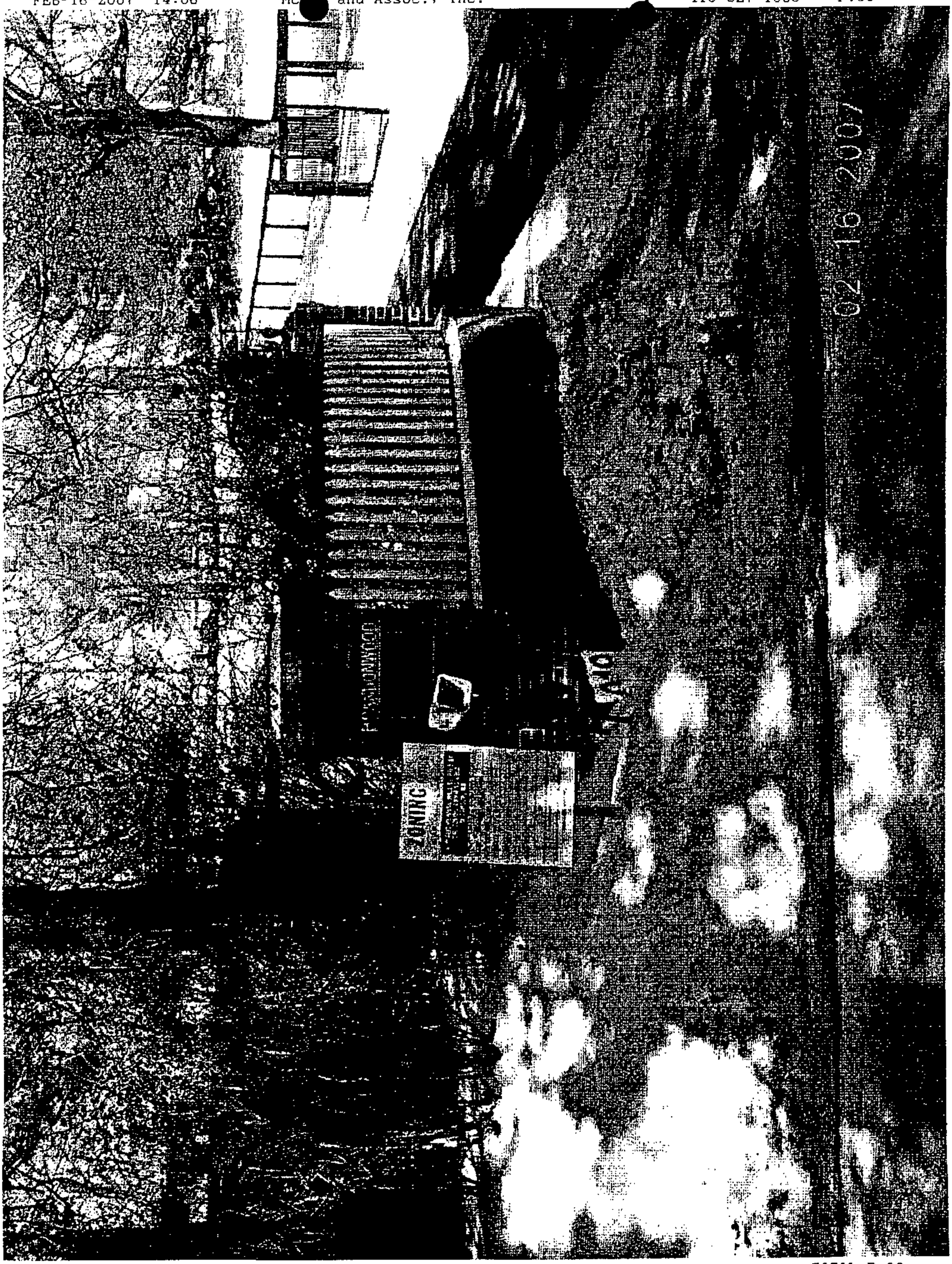
[illegible]

[illegible]

POSTING VARIES DUE TO WEATHER OR OTHER CONDITIONS AND SOMETIMES NECESSARY
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE


02/18/2007

Well Location - Precludes
Sun Room Living Room —
/ Not available

Kitchen Location on other Side -
Optimal for garage ingress + egress
from the Home

#1 fence and Natural Buffer
Mature evergreens
#2 entrance to Property
#3 - Shows the Kitchen Entrance.
#4 - Garage Location

Location of House
" " Kitchen

any other Location - would not be
Practical

PRIVATE DRIVEWAY - Tugers
the corner lot
Location of Home on Property.

07-274-A /

Well + Septic

Jeff Schultz - Home is for Mother to reside in

Donald Huber - Builder worked on Property in the past.

N5 Grumpy Valley Rd
1200 ft
1/2 mile away from
Grumpy + Falls Rd

2 exists Dwellys - Existed
60 years

BA 1598 - Property
Both Homes Historic

Driveway

Attached Garage - Not feasible

1 Story Detached Prefab -
optional
Grumpy Valley Rd
and Driveway

"no records that match your criteria" for 924 Greenspring Valley Rd

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Go Back
View Map
New Search
Ground Rent

Account Identifier: **District -** 08 **Account Number -** 1600010062

Owner Information

Owner Name:	CROMPTON ROBERT H,3RD CROMPTON GEORGIA R	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	36 MAPLE SHADE RD CHRISTIANA PA 17509-9616	**Deed Reference:**	1) /22579/ 222 2)

Location & Structure Information

Premises Address
918 GREENSPRING VALLEY ROAD

Legal Description
8.476 AC NS VALLEY R
1750 W OF FALLS ROAD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
60	13	58						2	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1923	10,951 SF	8.47 AC	04

Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2005	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	247,820	865,720		
Improvements:	588,060	1,413,970		
Total:	835,880	2,279,690	1,798,420	2,279,690
Preferential Land:	0	0	0	0

Transfer Information

Seller:	SHAY JACK W	**Date:**	09/21/2005	**Price:**	$2,750,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/22579/ 222	**Deed2:**	
Seller:	FENTON FOSTER T	**Date:**	04/16/1973	**Price:**	$220,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/ 5350/ 771	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

1925

BA 1598
Brandonwood
Jack W. Shay and Thomas C. Quirt
918 Green Spring Valley Road
Brooklandville, Maryland
Private
Brandonwood is an early twentieth century house carefully designed to recall the finest late eighteenth century architecture of Maryland and Virginia. The five part form is characteristic of mansions of the eighteenth century as is its hilltop site overlooking a long view to the south.

pt 1923

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 2 of 11 available pages

BA 1598

MARYLAND HISTORICAL TRUST

X-890.890
Y-579.190
BA# 1598A
X-890.570
Y-579.010

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

MAGI # 0315982704

1 NAME

HISTORIC
BRANDONWOOD

AND/OR COMMON

2 LOCATION

STREET & NUMBER
918 Green Spring Valley Road

CITY, TOWN
Brooklandville ___ VICINITY OF

CONGRESSIONAL DISTRICT
Second

STATE
Maryland

COUNTY
Baltimore

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	___PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	X BOTH	___WORK IN PROGRESS	___EDUCATIONAL	X PRIVATE RESIDENCE
___SITE	PUBLIC ACQUISITION	ACCESSIBLE	___ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	___YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	___YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER

4 OWNER OF PROPERTY

NAME
Jack W. Shay and Thomas C. Quirt

Telephone #: 296-5554

STREET & NUMBER
918 Green Spring Valley Road

CITY, TOWN
Brooklandville ___ VICINITY OF

STATE, zip code
Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
County Court House

Liber #: RKH Jr. 5350
Folio #: 771

STREET & NUMBER
401 Bosley Avenue

CITY, TOWN
Towson, Maryland 21204

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 3 of 11 available pages

BA-1598

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	DETERIORATED	X UNALTERED	X ORIGINAL SITE
GOOD	RUINS	ALTERED	MOVED DATE
FAIR	UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

BRANDONWOOD is a five-part mansion of brick laid in Flemish bond carefully designed to recall the finest late eighteenth century architecture of tidewater Maryland and Virginia; it dates from ca. 1920-1940.

The principal entrance facade is the north. The center block is five bays in width and the three central bays project as a pavilion. A broad two storey sun porch projects from the south front. The roof is hipped and a hipped roof extends over the southerly projection. Hyphens have very low gabled roofs and the flanking outbuildings are each two storeys in height with hipped roofs.

A wide center hall contains a staircase at its north end, the long intermediate landing being immediately above the north entrance. A large parlor is to the west, a large dining room is to the east and both rooms extend the full depth of the center block. All three principal spaces are fully and carefully detailed to recall English Georgian design as interpreted in late eighteenth century Maryland and Virginia, especially Annapolis.

The kitchen is in the east outbuilding and a trophy room or library is in the west.

North of the house, centered, is a large garage, also carefully designed to recall a stable or carriage house of the period.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 4 of 11 available pages

6A-1598

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE – CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

BRANDONWOOD is an early twentieth century house carefully designed to recall the finest late eighteenth century architecture of Maryland and Virginia, especially Annapolis. The five part form is characteristic of mansions of the eighteenth century as is its hill-top site overlooking a long view to the south.

CONTINUE ON SEPARATE SHEET IF NECESSARY

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 5 of 11 available pages

#8
Page 2

BA# 1598

BRANDONWOOD

The twentieth-century brick mansion known as Brandonwood was constructed in the mode of an earlier architectural period of tidewater Maryland and Virginia. It stands on part of the historic Brooklandwood estate which at one time consisted of 1,792 acres in the eastern end of the Green Spring Valley. Originally much of this land was patented by members of the Cockey family who were among the first settlers in the region.[1] The estate itself was developed by Charles Carroll of Carrollton, a signer of the Declaration of Independence.

Brooklandwood had dwindled to 370 acres when the estate was purchased in 1916 by Captain Isaac Emerson and his second wife, Anne P. McCormack.[2] Emerson was the originator of Bromo Selter and the builder of the Emerson Hotel and the Bromo Seltzer Tower.[3] It was soon after this purchase that Emerson had Brandonwood built on part of his property that bordered on the Green Spring Valley Road. It was to be the homeof his stepson Frederick C. McCormack, Jr.[4] At that time the three-story structure contained fifty rooms.[5]

Brandonwood suffered a damaging fire in 1939.[6]

FOOTNOTES

[1] For further information on the estate, including a listing of patent and deed references, see Dawn F. Thomas and Robert W. Barnes, The Green Spring Valley: Its History and Heritage, 2 vols. (Baltimore: Maryland Historical Society, 1978), 1:221-229.

[2] Robert Erskine Lewis, "Brooklandville, Baltimore County," Maryland Historical Magazine, 43 (1948): 284.

[3] Felix Agnus, ed., The Book of Maryland: "Men and Institutions", (Baltimore: Maryland Biographical Association, 1920), p.32.

[4] Interview with Mrs. Ethel (McCormack) McAdoo Keith Looram, stepdaughter of Captain Emerson, 11 September 1972.

[5] "Eight Units Fight $75,000 Fire in Valley House", Sun, 11 March 1939.

[6] Ibid.

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 6 of 11 available pages

BA # 1598

BRANDONWOOD was built in 1925 at a cost of $47,000 by Isaac E. Emerson[1] on land purchased by Mr. Emerson December 1, 1916 from George Brown, Jr., and Percy H. Goodwin, trustees for the estate of Frances Winchester Brown.[2]

Although Mr. Emerson built the house for his stepson, Frederick C. McCormack, Jr.,[3] he retained ownership of the house[4] and left it in his will to Frederick McCormack's wife, Ritchie Harrison McCormack for her life and to their daughter, Margaret E. McCormack at her mother's death.[5] Margaret E. McCormack Markoe subsequently became the defendant in a suit concerning Brandonwood in which her mother was the plaintiff.[6] This court proceeding resulted in the Union Trust Co. being designated trustee to sell the estate for $100,000.[7] Thus Brandonwood together with 46 acres of land passed to the purchasers, Foster J. Fenton and Frances Carroll Fenton, his wife, on May 17, 1954.[8]

After the death of his wife, Foster Fenton sold Brandenwood to Jack W. Shay and Thomas C. Quirt, on March 13, 1973.[9] The property presently attached to Brandonwood is about eight acres.[10] Messrs. Shay and Quirt are the current owners of Brandonwood.

Captain Emerson built Brandonwood for his stepson, Frederick McCormack who had married Ritchie Harrison of Virginia. Mrs. McCormack was a granddaughter of General Henry Harrison Walker whose daughter married George Harrison the heir of Brandon* on the James River. Mr. and Mrs. Harrison were divorced so their two daughters, of whom Ritchie was one, visited their father during his years at Brandon. Brandon is one of the well known early American Houses.

It not only had special meaning to his step-daughter-in-law, but Captain Emerson himself took a fancy to the place. Although not a precise copy, Brandonwood was modeled after Brandon.[11] The central building and one wing at Brandon are reputed to have been designed by Thomas Jefferson.[12] After the fire in 1939, it was restored to its original state. Later Brandonwood was rented while both Mrs. McCormack and her daughter, Margaret E. McCormack were living elsewhere.[13]

*Brandon, on the James River, about an hour by car from Williamsburg,[14] is sometimes confused with "Upper Brandon" and referred to as "Lower" Brandon, although there is no Lower Brandon so named.[15]

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 7 of 11 available pages

#8
Page 4 BA# 1598

Brandonwood, Footnotes

[1] 1923 Tax Assessment Ledger for Baltimore County for Isaac F. Emerson, early Tax Ledgers, County Courts Building, Towson, Maryland.

[2] Baltimore County Land Records (BCLR), Deed in Liber WPC 472, folio 454, County Courts Building, Towson, Maryland.

[3] See footnotes #4 on descriptive passage.

[4] BCLR, deed in Liber GLB 2478, Folio 305.

[5] Ibid and Wills; Liber EHO 127, folio 30.

[6] Circuit Court Docket 57, folio 95, County Courts Building, Towson, Md.

[7] Ibid and Ibid #4 above.

[8] BCLR, Liber GLB 2478, folio 305.

[9] BCLR, Liber EHH, Jr. 5350, folio 771.

[10] Conversation with Mr. Shay

[11] Interview by phone with Henry Harrison Walker Lewis, second cousen of Ritchie Harrison McCormack who went to live in the same house with her at the death of his parents when he was two years old. Confirmed by phone interview with Mrs. Evelyn Harrison Ryan of California, another relative of Ritchie Harrison McCormack who is the steward of the family papers of Brandon.

[12] Interview by phone with Mrs. Ryan.

[13] See #11.

[14] Pratt, Richard; A Treasury of Early American Homes, McGraw Hill, New York 1949. p. 44, 45.

[15] Mrs. Evelyn Harrison Ryan interview.

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 8 of 11 available pages

BA-1595

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records, Towson, Maryland
Dawn F. Thomas and Robert W. Barnes. The Green Spring Valley: Its History and Heritage, 2 vols. (Baltimore: Maryland Historical Society, 1978)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 8 acres

North side Valley Road about mile west of Falls Road.

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

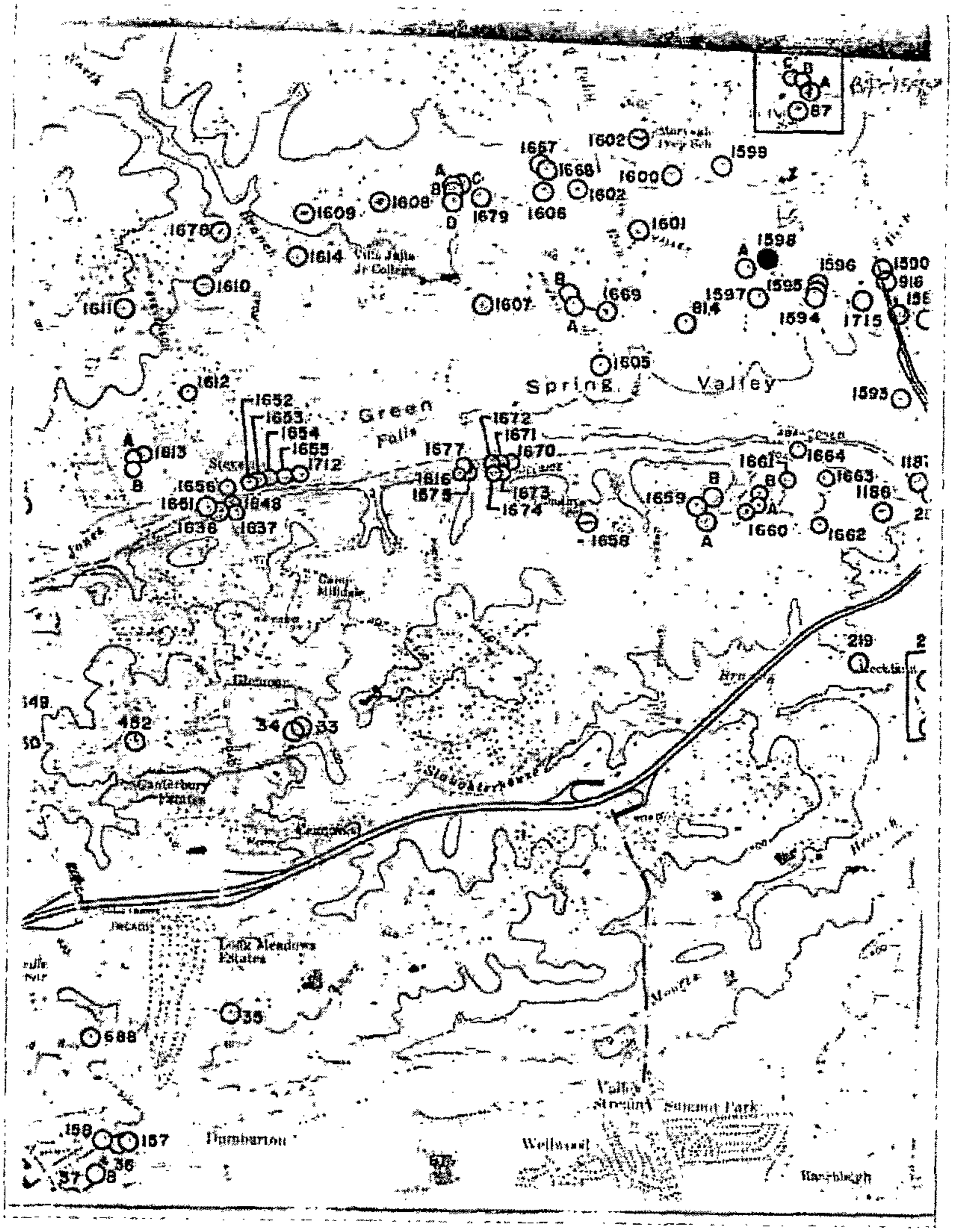
NAME / TITLE
James T. Wollon, Jr., A.I.A., Dawn F. Thomas, Catharine Washburne, Historians
ORGANIZATION DATE
Valleys Planning Council 828-7807
STREET & NUMBER TELEPHONE
212 Washington Avenue Maryland
CITY OR TOWN STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

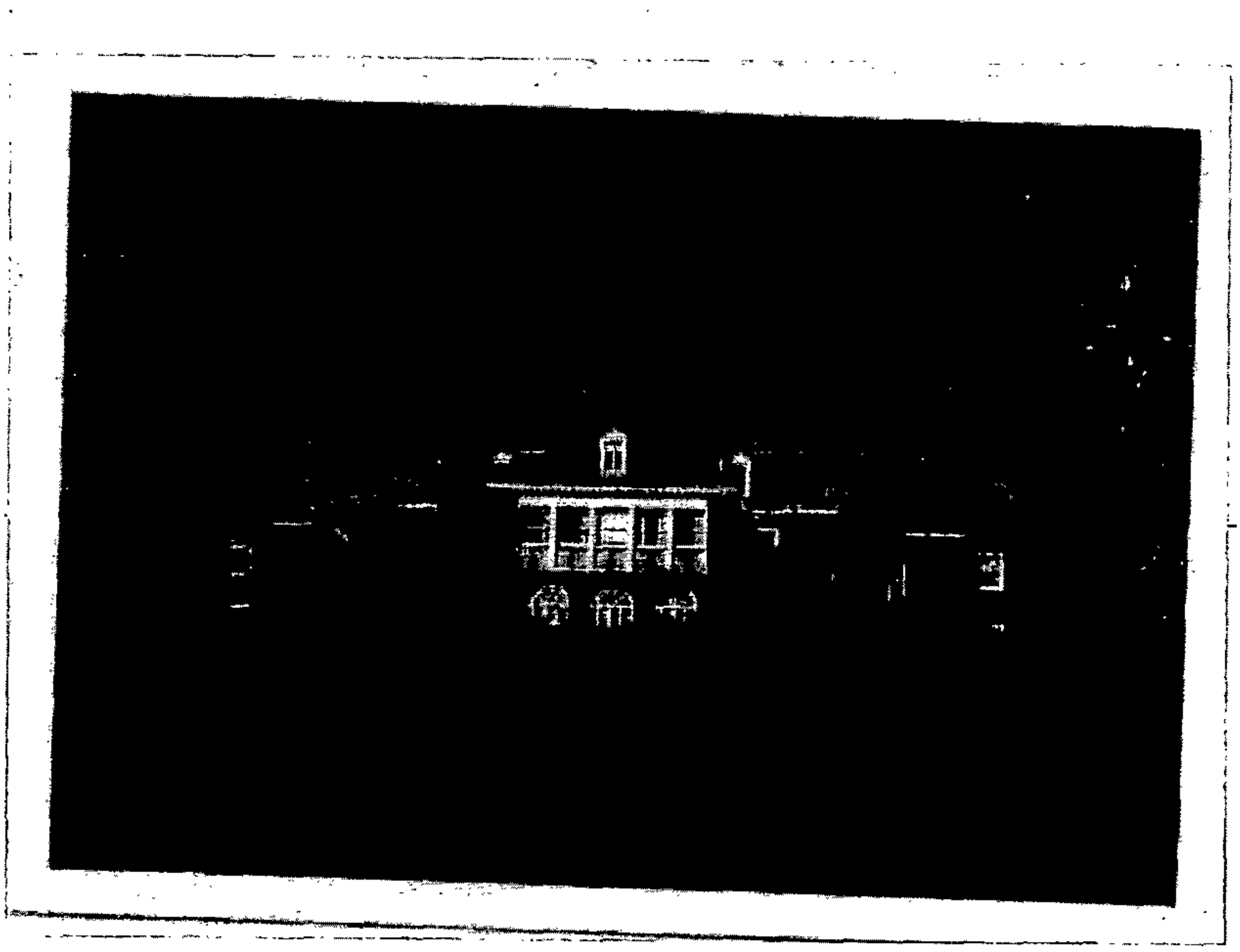
The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 9 of 11 available pages


Spring
Valley
Green
Falls
Lentz Meadows
Estates
Dumbarton
Wellwood
Sunset Park
Hampshire
Canterbury
Estates

Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 10 of 11 available pages



Brandonwood
Lutherville-Timonium, Baltimore County, BA-1598
Page 11 of 11 available pages

BA 1598
Brandonwood
GSVHD
Gr.Sp.Vly.Rd.
JTW
2-79
Md.Hist.Tr.
from S

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

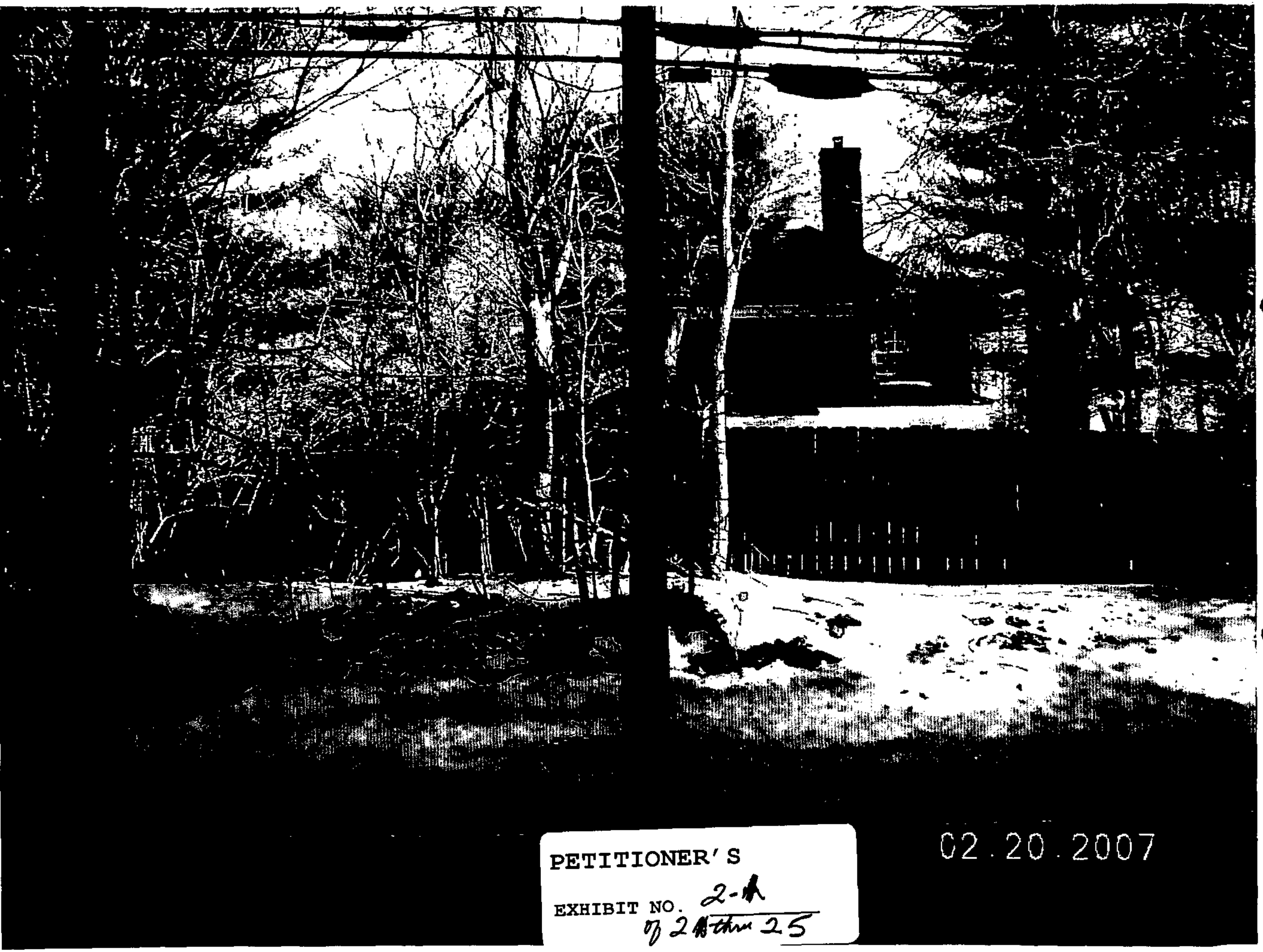
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GEOFFREY C. SCHULTZ	5 SHAWAN ROAD	HUNT VALLEY MD 21030	
Donald S. Huber	213 Old Padonia Rd.	Hunt Valley MD 21030	
Georgia Crompton			
Robert H Crompton III			

Case No.: 07-274-A 918 Greenspring Valley Rd.

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	PHOTO'S - EXISTING CONDITIONS WITH LOCATION PLAT	
No. 3	ELEVATION DRAWINGS OF GARAGE - APPROVED BY PLANNING	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



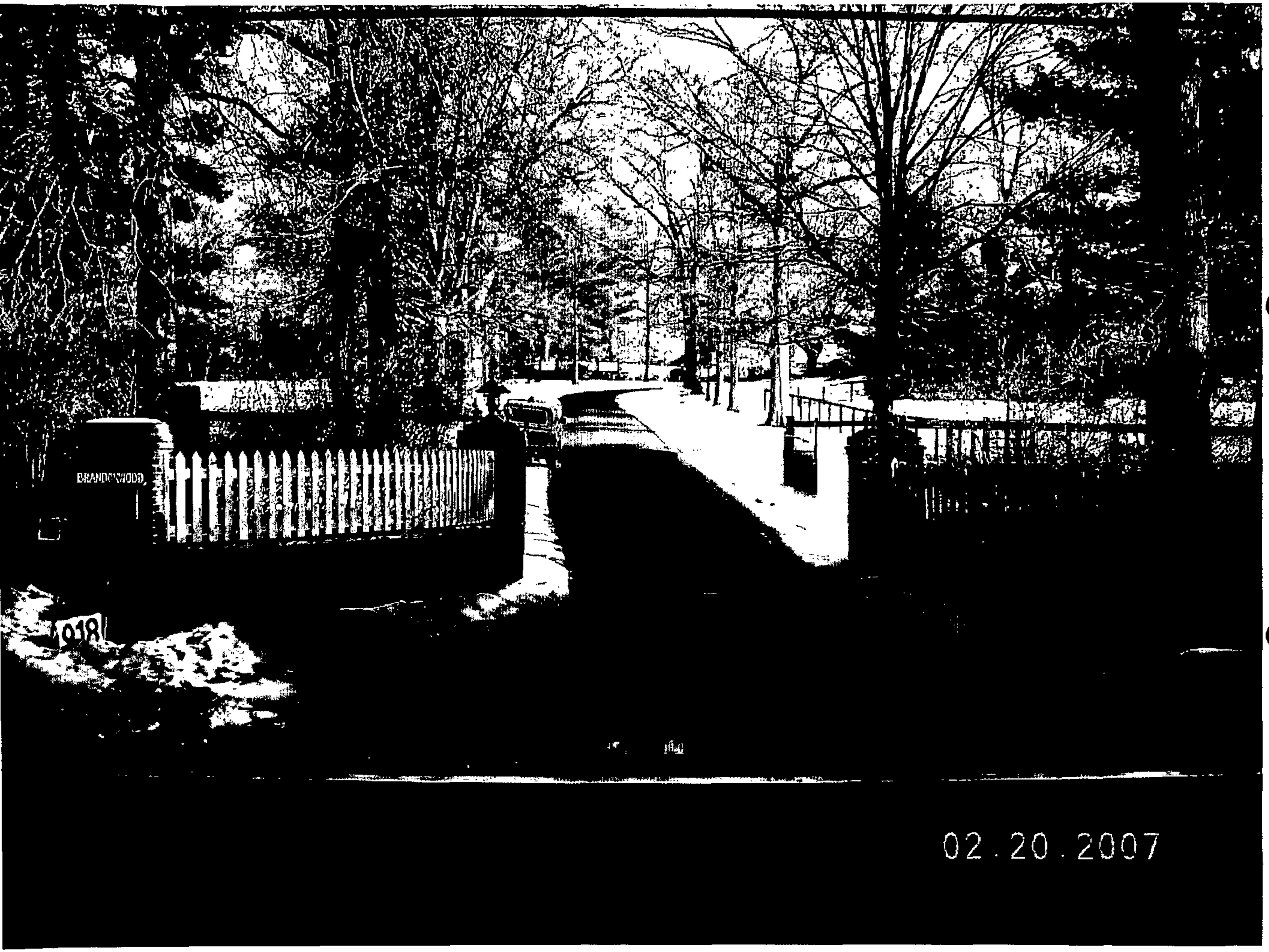
02.20.2007

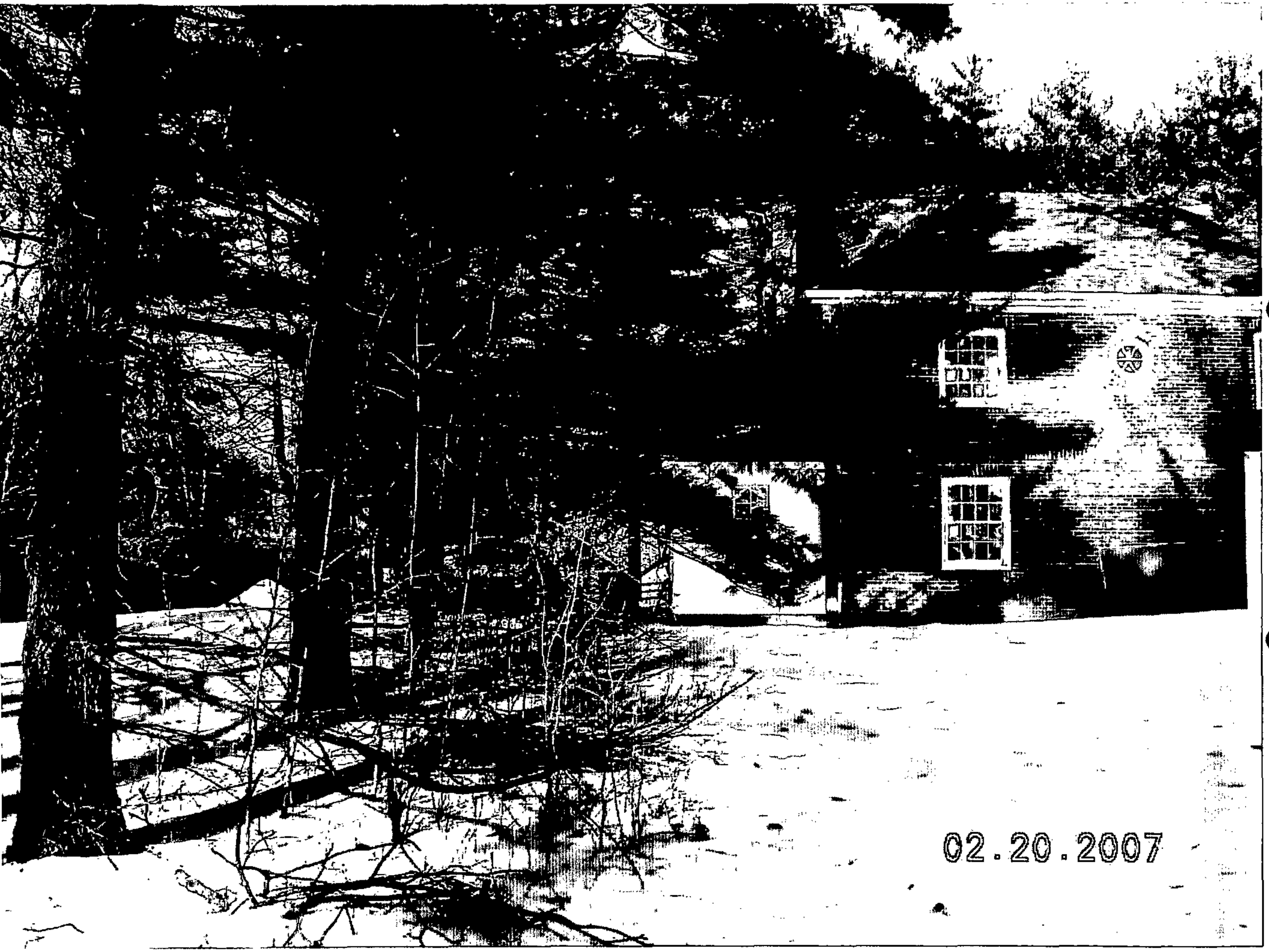
PETITIONER'S

EXHIBIT NO. 2-A

of 2A thru 25

2

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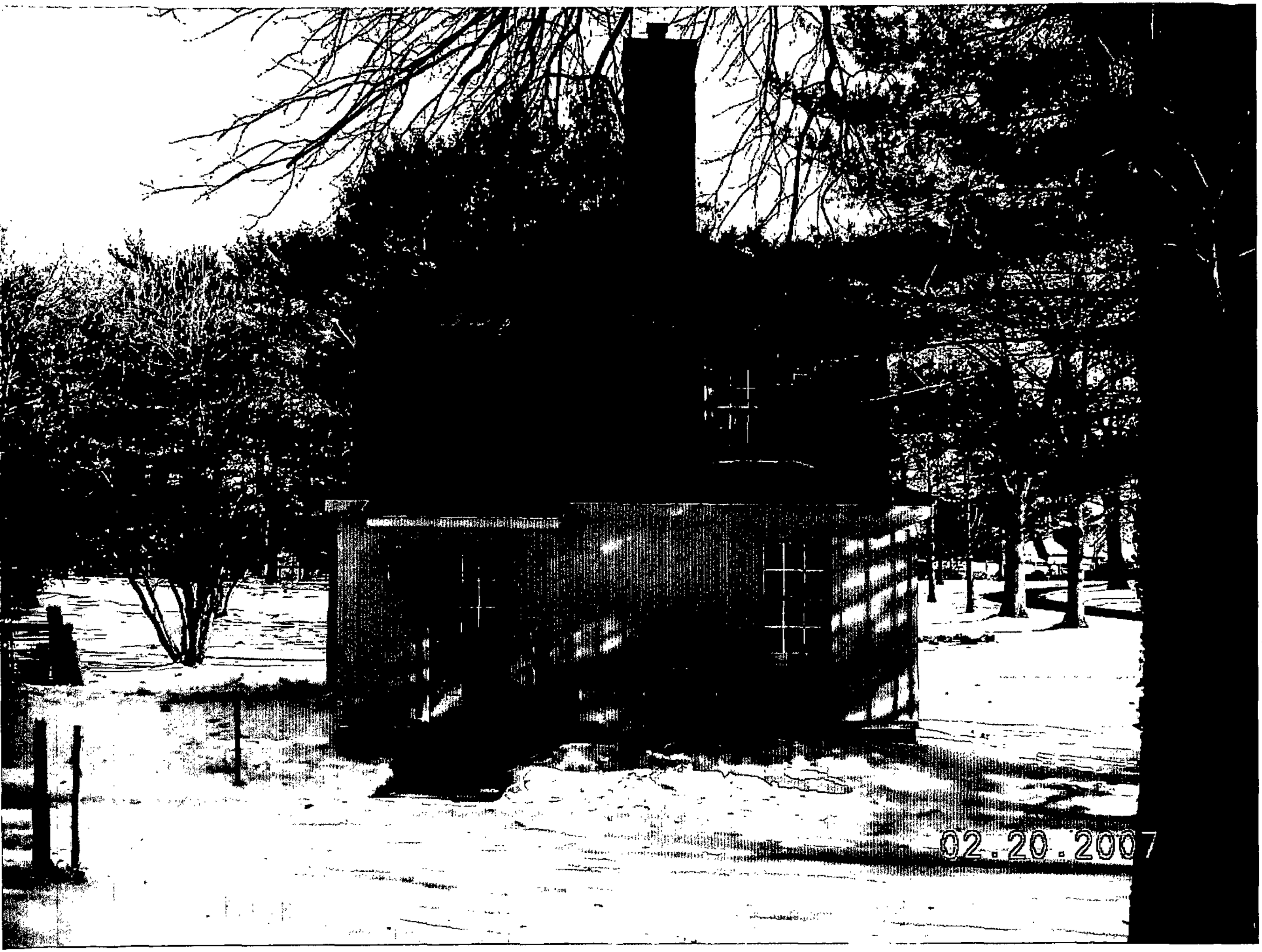
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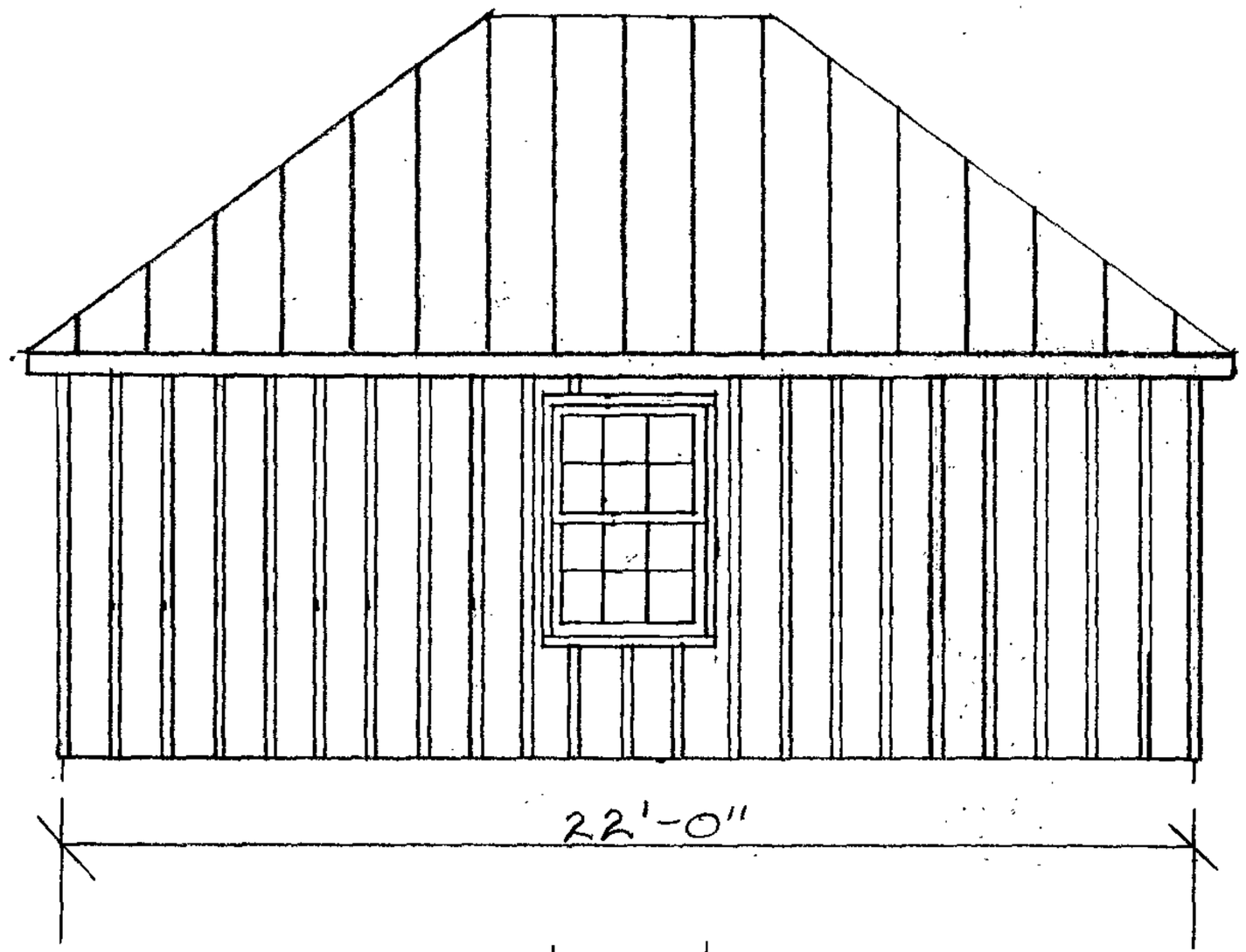
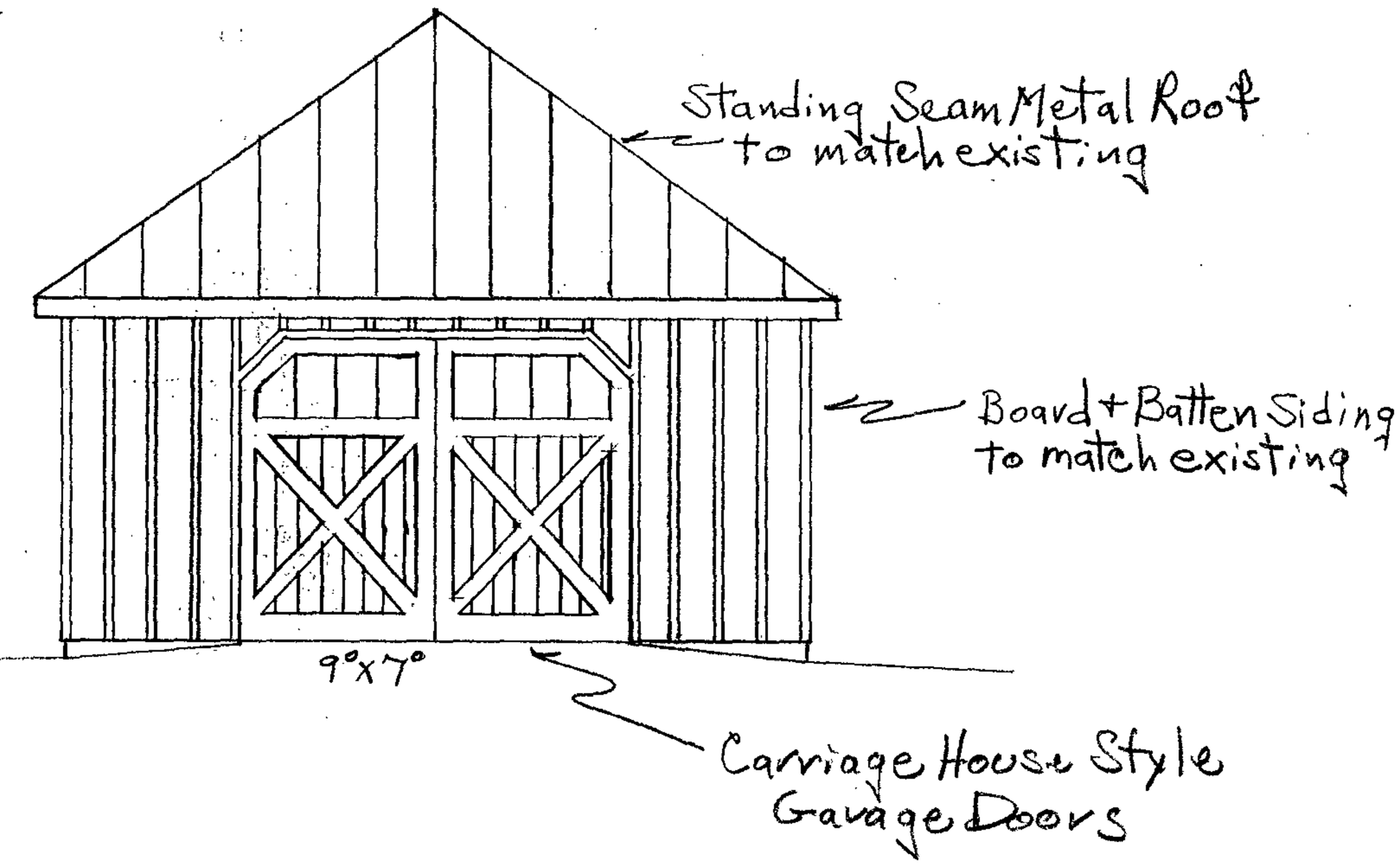
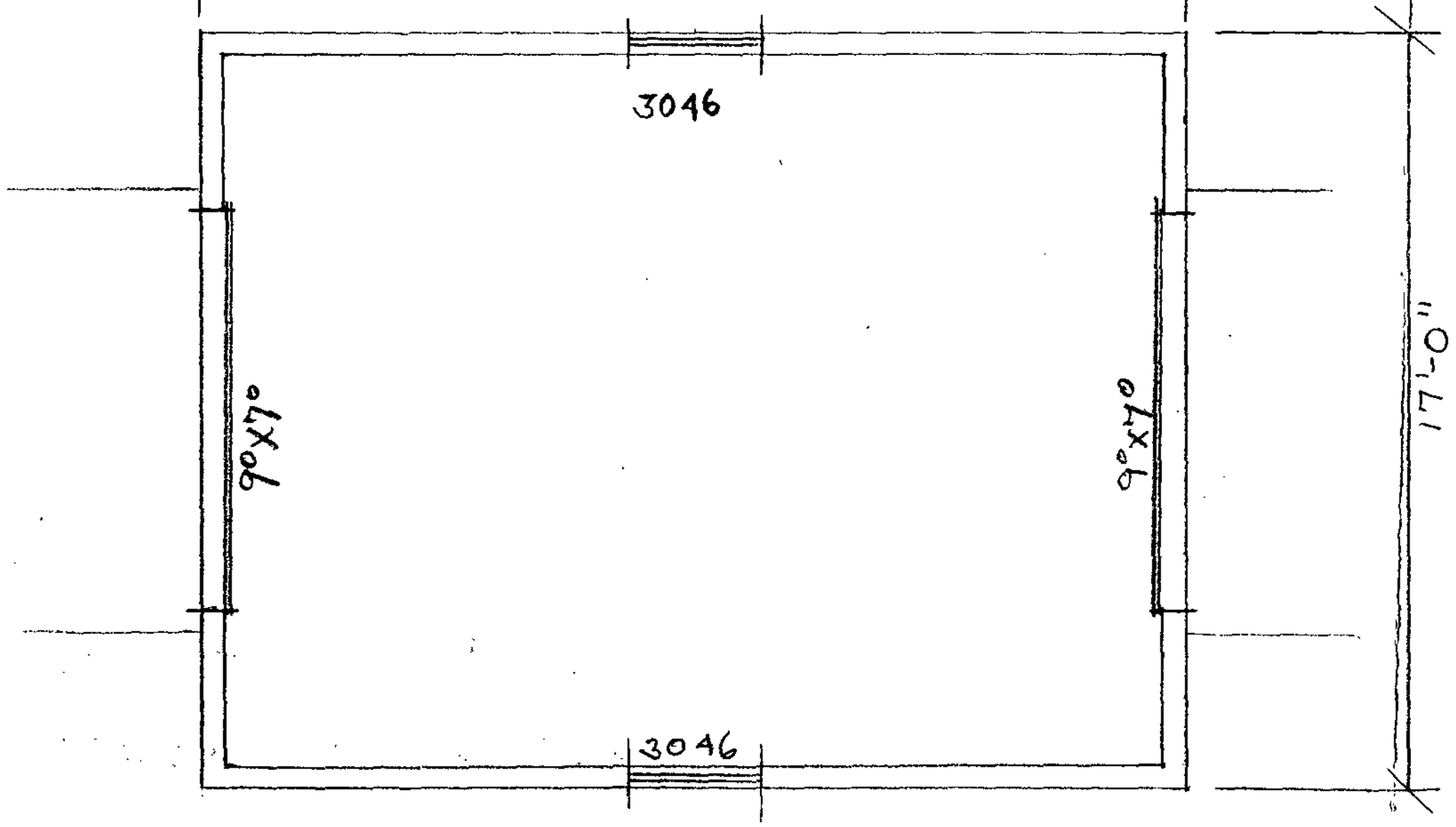






PETITIONER'S

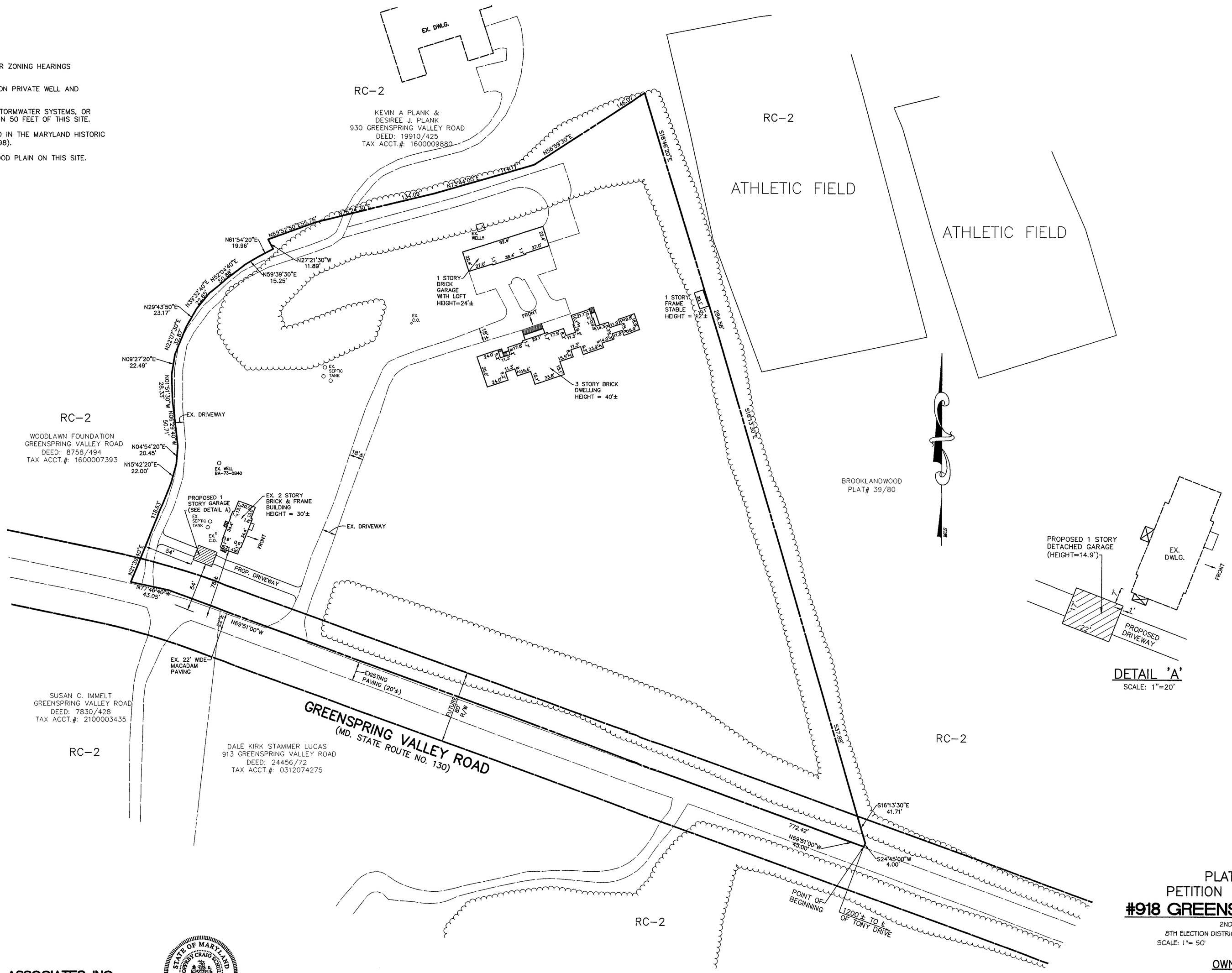
EXHIBIT NO. 3

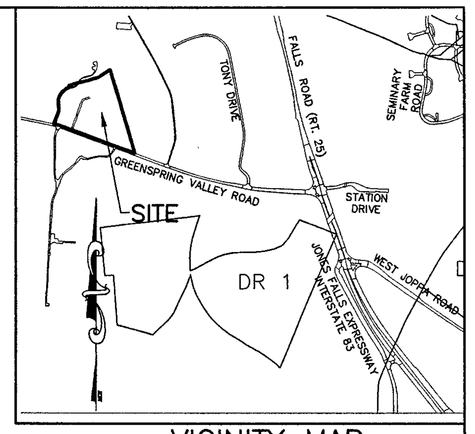
CROMPTON GARAGE

918 GREENSPRING VALLEY RD.

GENERAL NOTES

1. EXISTING ZONING– RC–2
2. GROSS AREA–8.48 AC.±
3. NET AREA–7.93 AC.±
4. THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS PROPERTY.
5. THIS PROPERTY OPERATES ON PRIVATE WELL AND SEPTIC SYSTEMS.
6. THERE ARE NO STREAMS, STORMWATER SYSTEMS, OR PIPE SYSTEMS ON OR WITHIN 50 FEET OF THIS SITE.
7. THIS PROPERTY IS INCLUDED IN THE MARYLAND HISTORIC TRUST INVENTORY (#BA 1598).
8. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE.





VICINITY MAP
SCALE: 1"=1000'

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#918 GREENSPRING VALLEY ROAD

2ND COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 50' — DATE: DECEMBER 12, 2006

OWNER/APPLICANT

ROBERT H. CROMPTON, 3RD.
GEORGIA R. CROMPTON
36 MAPLE SHADE ROAD
CHRISTIANA, PA 17509
DEED REFERENCE: 22579/222
TAX ACOUNT NO. 16-00-010062
TAX MAP-60, GRID-13, PARCEL-56

PETITIONER'S EXHIBIT NO. 1

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

STATE OF MARYLAND — GEORGE E. GRAHAM SCHULTZ — No. 21134 — PROFESSIONAL LAND SURVEYOR
12/12/06

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 — COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 — FACSIMILE: (410) 527-1563

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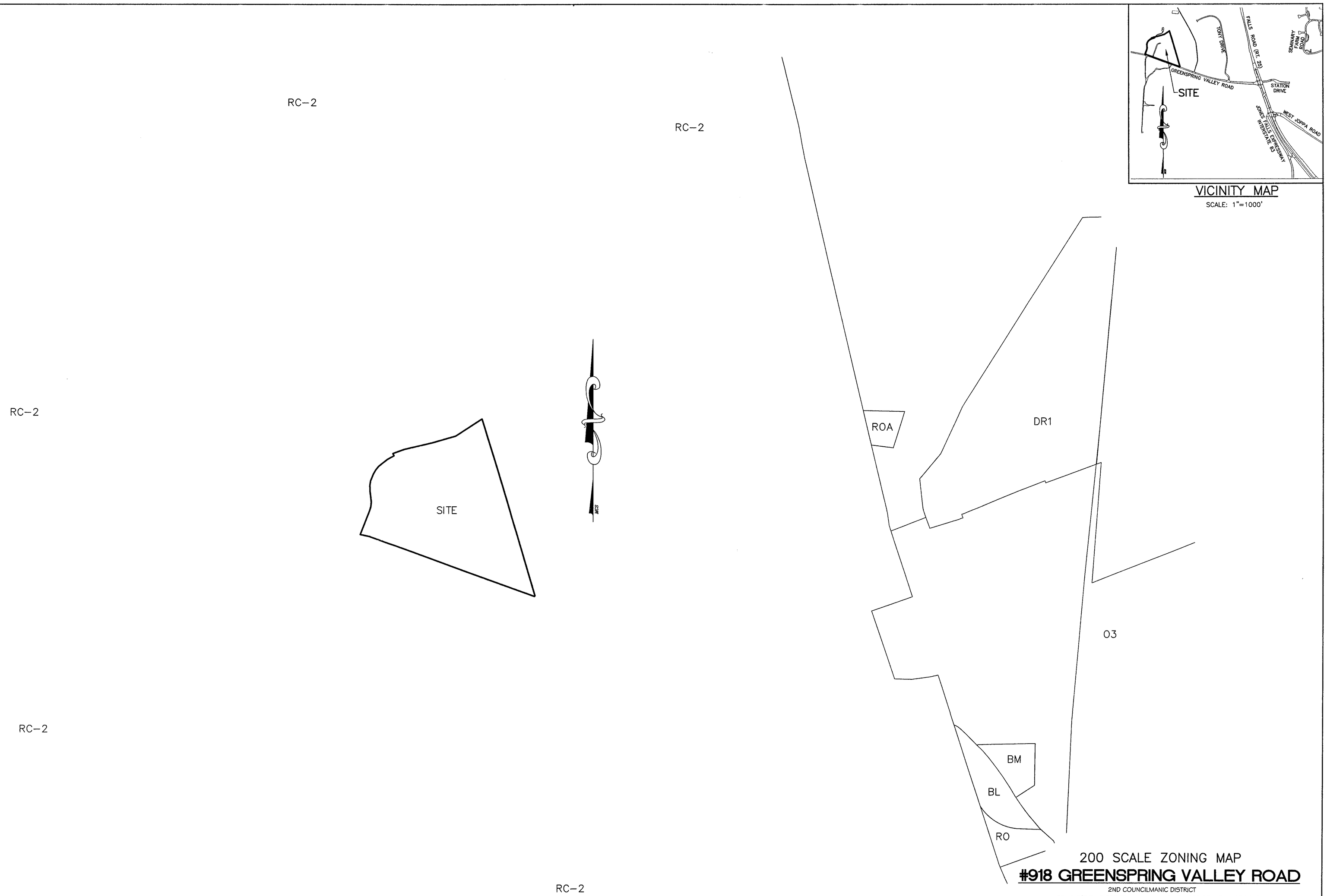
#374



VICINITY MAP

SCALE: 1"=1000'

200 SCALE ZONING MAP

#918 GREENSPRING VALLEY ROAD

2ND COUNCILMANIC DISTRICT

8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 200' — DATE: DECEMBER 12, 2006

OWNER/APPLICANT

ROBERT H. CROMPTON, 3RD.
GEORGIA R. CROMPTON
36 MAPLE SHADE ROAD
CHRISTIANA, PA 17509
DEED REFERENCE: 22579/222
TAX ACCOUNT NO. 16-00-010062
TAX MAP-60, GRID-13, PARCEL-58

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

McKEE & ASSOCIATES, INC.
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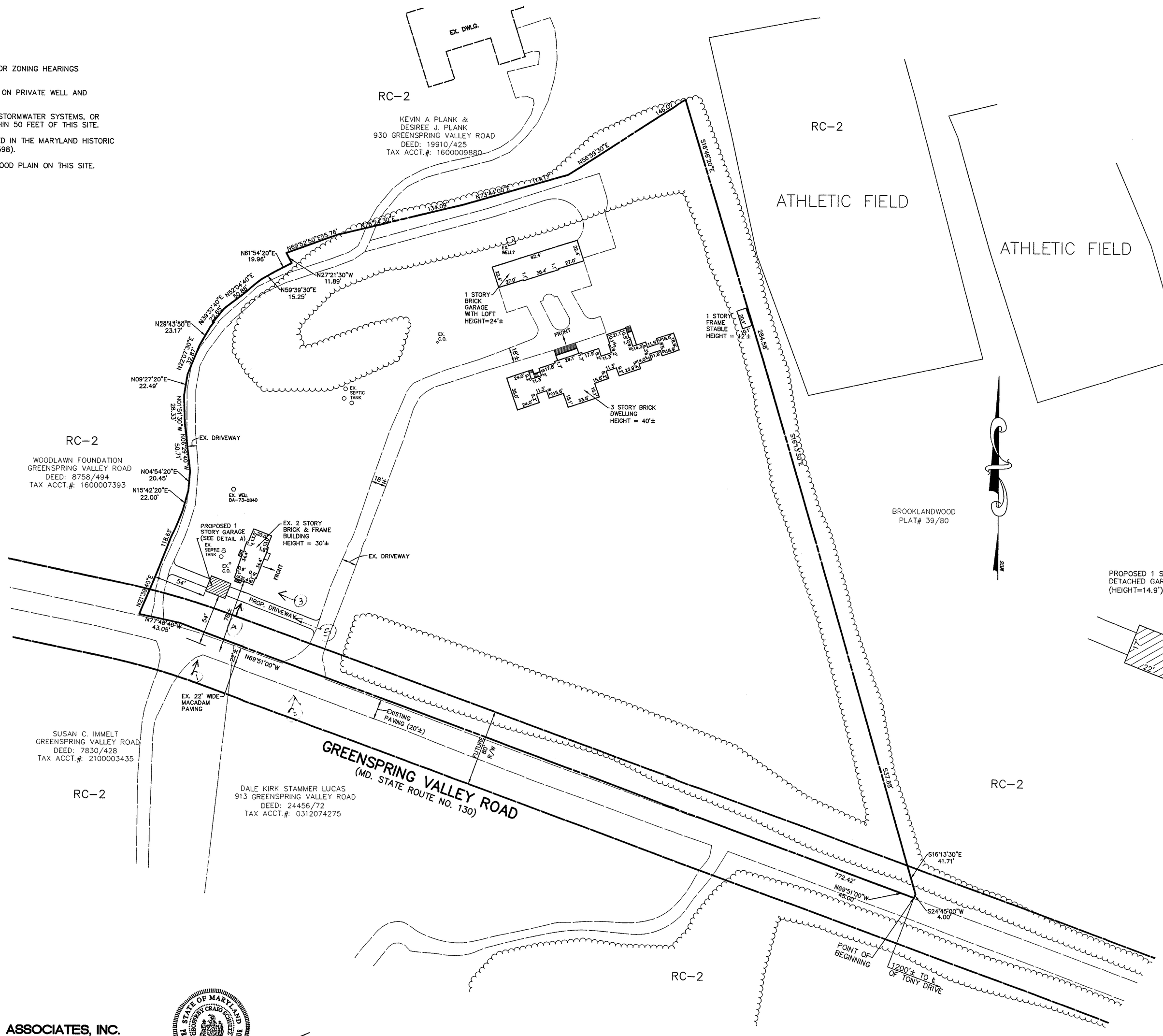
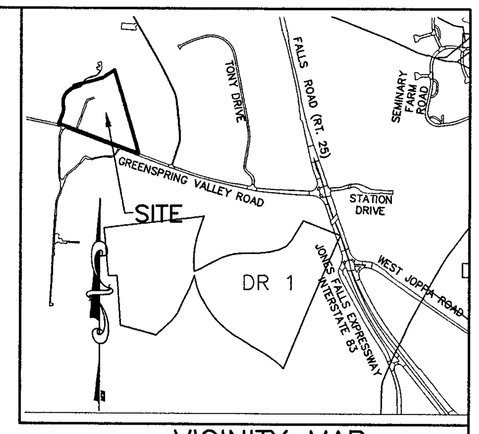
GENERAL NOTES

1. EXISTING ZONING– RC–2
2. GROSS AREA–8.48 AC.±
3. NET AREA–7.93 AC.±
4. THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS PROPERTY.
5. THIS PROPERTY OPERATES ON PRIVATE WELL AND SEPTIC SYSTEMS.
6. THERE ARE NO STREAMS, STORMWATER SYSTEMS, OR PIPE SYSTEMS ON OR WITHIN 50 FEET OF THIS SITE.
7. THIS PROPERTY IS INCLUDED IN THE MARYLAND HISTORIC TRUST INVENTORY (#BA 1598).
8. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE.





VICINITY MAP
SCALE: 1"=1000'

DETAIL 'A'
SCALE: 1"=20'

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#918 GREENSPRING VALLEY ROAD

2ND COUNCILMANIC DISTRICT
8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 50' — DATE: DECEMBER 12, 2006

OWNER/APPLICANT
ROBERT H. CROMPTON, 3RD.
GEORGIA R. CROMPTON
36 MAPLE SHADE ROAD
CHRISTIANA, PA 17509
DEED REFERENCE: 22579/222
TAX ACCOUNT NO. 16-00-010062
TAX MAP-60, GRID-13, PARCEL-58

PETITIONER'S EXHIBIT NO. 2

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

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STATE OF MARYLAND — ROBERT CRAIG SCHULTZ — No. 21124 — PROFESSIONAL LAND SURVEYOR
12/12/06

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GENERAL NOTES

1. EXISTING ZONING– RC–2
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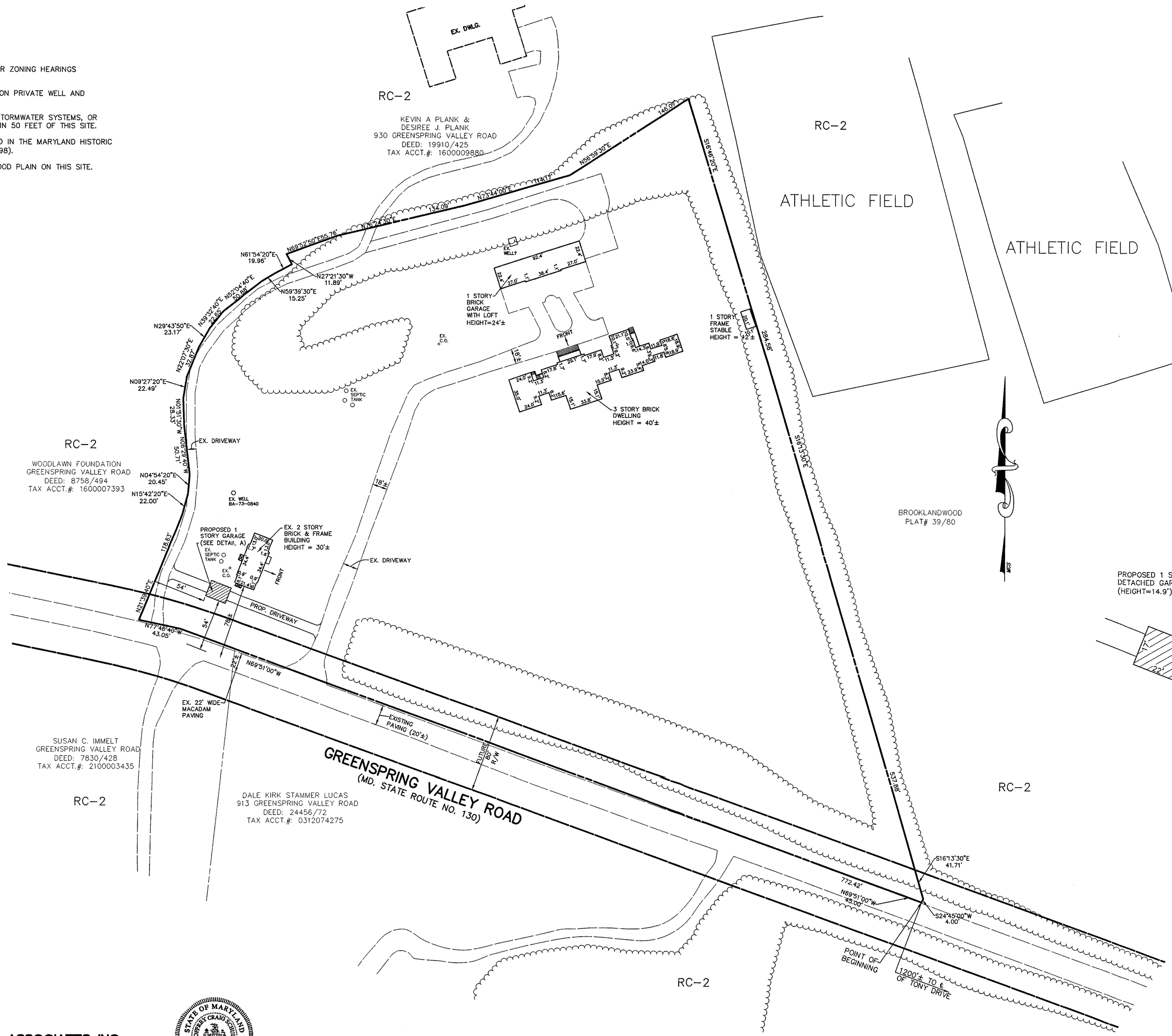
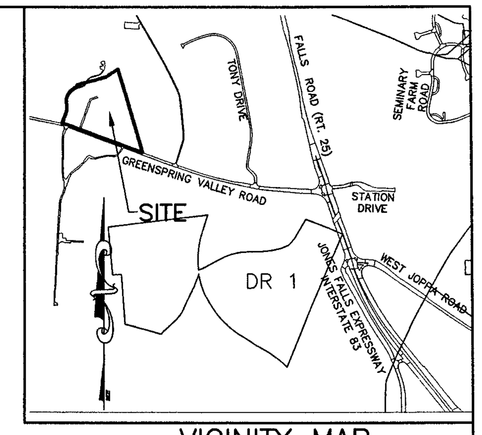
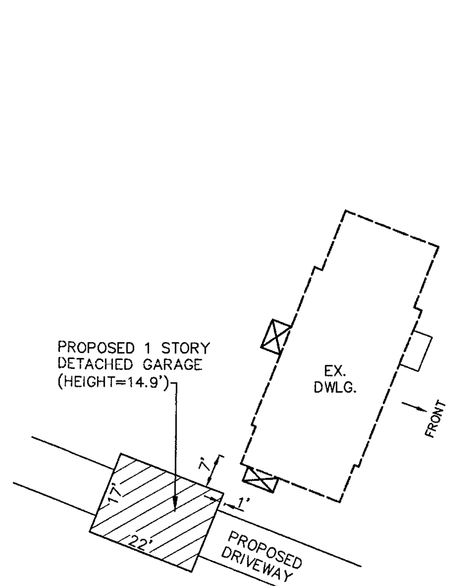




VICINITY MAP

SCALE: 1"=1000'



DETAIL 'A'

SCALE: 1"=20'

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#918 GREENSPRING VALLEY ROAD

2ND COUNCILMANIC DISTRICT

8TH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1"= 50' — DATE: DECEMBER 12, 2006

OWNER/APPLICANT

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STATE OF MARYLAND — GEORGE CRAIG SCHULTZ — No. 21154 — PROFESSIONAL LAND SURVEYOR

12/12/06

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