

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Greenspring Valley Road at NE corner
of Park Heights Avenue
3rd Election District
2nd Councilmanic District
(2312 Greenspring Valley Road)

Edward M. Passano Jr. and
Catherine Passano McDonnell
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* Case No. 2009-0039-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Edward M. Passano Jr. and Catherine Passano McDonnell for property located at 2312 Greenspring Valley Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory structure (garage) to have a height of 21½ feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to replace an out-dated and dilapidated carport with a three car garage. The proposed detached garage is designed to architecturally complement the existing house and out-buildings and balance the overall look and feel of the property. The proposed structure will exceed the 15 feet requirement by 6 feet 5 inches, and the additional height is included in the garage design because it reflects the architectural style of the main house; the pitch of the proposed roof is more proportional with the existing house and out buildings than a 15 foot roof would be; the higher roof will allow for much needed storage space for the homeowners. The garage height of 6 feet 6 inches is the minimum amount of relief necessary to achieve these things. The Petitioners' property is listed as Number BA-47 on the

STUDY RECEIVED FOR PLAN

9.15.08

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Maryland Historical Trust and is known as "Come by Chance". The subject property contains 8.34 acres zoned RC 2.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated September 3, 2008 which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 14, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

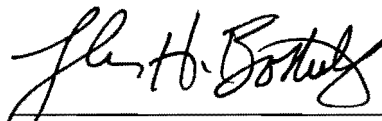
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 15th day of September, 2008 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed detached accessory

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structure (garage) to have a height of 21½ feet in lieu of the maximum allowed 15 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

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



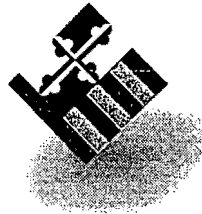
THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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SEP 15 2008

123



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 15, 2008

EDWARD M. PASSANO JR. AND CATHERINE PASSANO MCDONNELL
2312 GREENSPRING VALLEY ROAD
STEVENSON MD 21153

Re: Petition for Administrative Variance
Case No. 2009-0039-A
Property: 2312 Greenspring Valley Road

Dear Mr. Passano and Ms. Passano McDonnell:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Vincent Greene Architects, 4800 Roland Avenue, Baltimore MD 21210

HISTORIC



TAX. ACCOUNT # 2200019622

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2312 GREENSPRING VALLEY RD
which is presently zoned RC2

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) 400.3 - to permit a proposed

detached accessory structure (garage) to have a height of 21 1/2
feet in lieu of the maximum allowed 15

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

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

EDWARD M. PASSANO, JR.

Name - Type or Print

Signature

Name - Type or Print

Signature

(C) 410 258 4020

3925 LINKWOOD RD. (H) 410 889 1853

Address

Telephone No.

BALTIMOREMD21210

City

State

Zip Code

Representative to be Contacted:

Vincent Greene Architects

Name

4800 Roland Ave 410 366 9982

Address

Telephone No.

Baltimore MD21210

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 9 day of September 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. 2009-0039-AReviewed By RDD Date 8/6/08

REV 10/25/01

9.15.08Estimated Posting Date 8/17/08

2150721H

Affidavit in Support of Administrative Variance

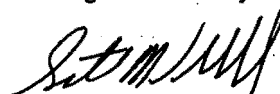
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

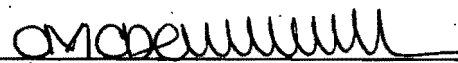
That the Affiant(s) does/do presently reside at 2312 GREENSPRING VALLEY ROAD
Address
STEVEARSON MD 21153
City State Zip Code

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

Replacing the out-dated and dilapidated carport with a 3-stall garage will provide the homeowners with a useful accessory structure. The proposed accessory structure is designed to fit in with the existing house and out-buildings and complement the overall look and feel of the property. This design proposes a height of 21.5', which exceeds the accessory structure height guideline of 15' by 6.5'. The additional height was included in the garage design because it (a) better reflects the architectural style of the main house: the pitch of the proposed roof is more proportional with the existing house and outbuildings than a 15' roof would be, and (b) the higher roof will allow for much-needed storage space for the homeowners. Six feet 6 inches is the minimum amount of relief necessary to achieve these things.

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
Seth Allen McDonnell
Name - Type or Print

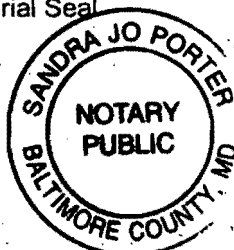

Signature
Catherine Passano McDonnell
Name - Type or Print

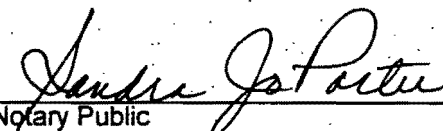
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SETH AND CATHERINE MCDONNELL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 6/15/2010

2150214

Affidavit in Support of Administrative Variance

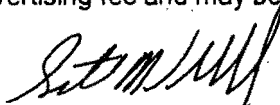
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 2312 GREENSPRING VALLEY ROAD
Address
STEVENSON MD 21153
City State Zip Code

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

Replacing the out-dated and dilapidated carport with a 3-stall garage will provide the homeowners with a useful accessory structure. The proposed accessory structure is designed to fit in with the existing house and out-buildings and complement the overall look and feel of the property. This design proposes a height of 21.5', which exceeds the accessory structure height guideline of 15' by 6.5'. The additional height was included in the garage design because it (a) better reflects the architectural style of the main house: the pitch of the proposed roof is more proportional with the existing house and outbuildings than a 15' roof would be, and (b) the higher roof will allow for much-needed storage space for the homeowners. Six feet 6 inches is the minimum amount of relief necessary to achieve these things.

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
Seth Allen McDonnell
Name - Type or Print

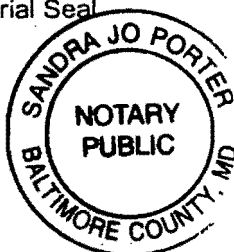

Signature
Catherine Passano McDonnell
Name - Type or Print

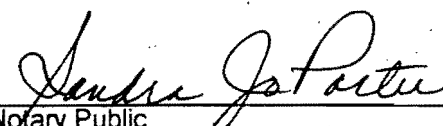
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

SETH AND CATHERINE McDONNELL
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal




Notary Public
My Commission Expires 6/15/2010

ZONING DESCRIPTION

Zoning Description for 2312 Greenspring Valley Road, Stevenson, MD 21153
(District 03, Account Number 2200019622)

Being known and designated as Lot 2 (5.74 acres)—See attached Plat Drawing (dated 1/25/80),
Plat Book EHKJR 46, Folio 16

Also Part of Lot 1:

Beginning at a point on the east side of Park Heights Avenue, which is an eighty foot wide right-of-way at the distance of five hundred twenty-five feet north of the centerline of the nearest improved intersecting street, Greenspring Valley Road, which is sixty feet wide. Being Partial Lot 1, Plat Reference 46/16, containing 2.617 acres.

This, in combination with Lot 2 (5.74 acres) listed above, totals 8.34 acres and is also known as 2312 Greenspring Valley Road, Stevenson, MD, 21153, in the 03 Election District, 002 Councilmanic District.

Item # 0039

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 22925

Date 8/6/08

PAID RECEIPT

BUSINESS ACTUAL TIME IN
 8/1/2008 8/06/2008 10430:05
 SUB MAIL JEMA JEE
 RECEIPT # 954915 7/31/2008 OFI
 5 228 BIDDING VERIFICATION
 02223
 Recpt tot \$45.00
 \$45.00 TX \$ 00 CA
 Baltimore County Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
0000	0000		0000	10	30			45.00

Total 45.00

Rec
From

For

2008-08-06 RECEIVED CASE # 2007-0039-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 2009-0039-A

Petitioner/Developer: EDWARD M. PASSANO, JR

Date of Hearing/Closing: SEPT. 1, 2008

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the property located at _____

#2312 GREENSPRING VALLEY ROAD

The sign(s) were posted on AUGUST 14TH, 2008
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0039-A
TO PERMIT A PROPOSED DETACHED
ACCESSORY STRUCTURE (GARAGE)
TO HAVE A HEIGHT OF 21½ FEET IN LIEU
OF THE MAXIMUM ALLOWED 15 FEET.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON ----- SEPT. 1, 2008

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0039 -A Address 2312 Greenspring Valley Rd.

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

Filing Date: 8/6/08 Posting Date: 8/17/08 Closing Date: 9/01/08

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2009- 0039 -A Address 2312 Greenspring Valley Rd.

Petitioner's Name Edward M. Passano, Jr Telephone 410 889 1853

Posting Date: 8/17/08 Closing Date: 9/01/08

Wording for Sign: To Permit a proposed detached accessory structure
(garage) to have a height of 21 1/2 feet in lieu of the
maximum allowed 15

WCR - Revised 7/7/08

**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: 2009 - 0039 - A

Petitioner: VINCENT GREENE

Address or Location: 4800 ROLAND AVE, BALTIMORE, MD 21210

PLEASE FORWARD ADVERTISING BILL TO:

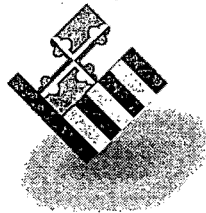
Name: VINCENT GREENE

Address: 4800 ROLAND AVE.

SUITE 203

BALTIMORE, MD 21210

Telephone Number: 410 366 9982



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

September 3, 2008

Edward M. Passano, Jr. & Catherine Passano McDonnell
2312 Greenspring Valley Rd.
Stevenson, MD 21153

Dear: Edward M. Passano, Jr. & Catherine Passano McDonnell

RE: Case Number 2009-0039-A, 2312 Greenspring Valley Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 6, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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:lnw

Enclosures

c: People's Counsel
Vincent Greene, 4800 Roland Ave., Baltimore, MD 21210



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

August 28, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 25, 2008

Item Number: 0033, 0037, 0039, 0047, 0048, 0049, 0050

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2008
Item Nos. 09-0037, 0039, 0046, 0047, 0048
0049 and 0050

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

DAK:CEN:lrk
cc: File
ZAC- 08262008-NO COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 3, 2008

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

RECEIVED
SEP 15 2008

SUBJECT: 9-039 – Administrative Variance

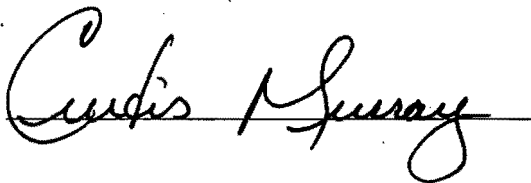
BY:.....

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 21.5 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:
AFK/LL: CM





Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: AUGUST 26, 2008

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

RE: Baltimore County

Item No. 2009-0039-A

MD 130
2312 GREENSTRING VALLEY RD
PASSA NO-MC DONNELL PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8/26. A field inspection and internal review reveals that the existing entrance onto MD 130 is consistent with current State Highway Administration requirements. Therefore, this office has no objection to 2009-0039-A, Case Number approval.

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

Very truly yours,

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

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

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





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 2200019622

Owner Information

Owner Name:	PASSANO EDWARD M,JR	Use:	RESIDENTIAL
Mailing Address:	2312 GREENSPRING VALLEY RD STEVENSON MD 21153-0652	Principal Residence:	YES
		Deed Reference:	1)/15320/ 446 2)

Location & Structure Information

Premises Address	Legal Description
2312 GREENSPRING VALLEY RD	8.347AC LT 2 PT LT 1 2312 GREENSPRING VALLEY JOHN M NELSON 3RD PROP

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
68	2	8					2	2	Plat Ref: 46/ 16

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1740	6,283 SF	8.34 AC	04
Stories	Basement	Type	Exterior
2 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	1,051,800	975,200		
Improvements:	941,930	1,557,380		
Total:	1,993,730	2,532,580	1,993,730	2,173,346
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCCRORY BERNARD F	Date: 06/21/2001	Price: \$1,700,000
Type: IMPROVED ARMS-LENGTH	Deed1: /15320/ 446	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Item #0039

Come By Chance

Owings Mills , Baltimore County, BA-47

Page 1 of 15 available pages

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NEXT >>

15 records in print file

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c. 1860

BA 47
Come By Chance
John M. Nelson, III
Green Spring Valley Road
Stevenson, Md. 21153
private

The land surrounding Come By Chance was owned in 1744 by Samuel Owings. Recent architectural discoveries (or examination) suggest that the fragments of 18th century walls incorporated into the present structure may have been part of the house which Dr. Owings built on the property. An early springhouse remains on the place.

MARYLAND HISTORICAL TRUST

BA 47
x-876.630
y-575.140

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

MAGI # 0300472535

1 NAME

HISTORIC

COME BY CHANCE

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Green Spring Valley Road

Second

CITY, TOWN

Stevenson

Park Heights and Valley Rds.

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Baltimore

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☐ YES, RESTRICTED
☐ YES, UNRESTRICTED
☒ NO

PRESENT USE

☐ AGRICULTURE
☐ COMMERCIAL
☐ EDUCATIONAL
☐ ENTERTAINMENT
☐ GOVERNMENT
☐ INDUSTRIAL
☐ MILITARY
☐ MUSEUM
☐ PARK
☒ PRIVATE RESIDENCE
☐ RELIGIOUS
☐ SCIENTIFIC
☐ TRANSPORTATION
☐ OTHER**4 OWNER OF PROPERTY**

NAME

John M. Nelson III

Telephone #: 486-6937

STREET & NUMBER

Green Spring Valley Road

CITY, TOWN

Stevenson

VICINITY OF

Maryland 21153

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.Baltimore
County Courts Building

Liber #: 2736

Folio #: 532

STREET & NUMBER

401 Bayley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

BA-47

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

COME BY CHANCE is a two storey brick house which appears at first glance to date from ca. 1860-1875; two fragments of earlier Flemish bond brickwork visible externally and a smaller cellar beneath the front or easterly section with a corner chimney foundation unrelated to the present chimneys above indicate that scant fragments of earlier eighteenth century walls were incorporated in the present construction. While the dimensions of the earliest house are obscured by the later construction they do appear close to the one storey brick dwelling 16 x 36 feet recorded for this property in the 1798 Federal Direct Tax.

The Flemish bond brickwork is visually similar to that of nearby St. Thomas' Church and Sater's Church, both eighteenth century structures.

The earliest construction visible is at the northwest corner and west side (near the southwest corner) of the front section of the present house. The bricks are laid in Flemish bond with an extensive use of black or glazed headers. A later door is cut through the original north wall and an original window opening immediately east of the door is filled with brick. Portions of the arch remain, five courses in height, segmentally arched with a flat top. Queen closers are at the original masonry opening and northwest corner. The original brickwork is but one storey in height. The cellar beneath the front or easterly section of the present house is shorter (in the north-south dimension) than the present house above and in the northwest corner the stone walls corbel out above the floor to support a former corner chimney and fireplace which once rose within the northwest corner of the original house. The cellar beneath the west wing may predate the present house, that is it may relate to an early addition to the original house, but proof is indeterminable.

The principal or east front of the present house is three bays in length, two storeys in height, of brick laid in common bond without headers. Other walls have headers every eighth course. A small gable rises above the middle bay and the wide eave and rake cornices are supported by broad but shallow paneled modillions. The single chimneys which rise flush with each end gable are reduced slightly immediately above the roof and a tall narrow panel in each wider face suggests the separate flues of these chimneys' late medieval or Tudor precedents.

CONTINUE ON SEPARATE SHEET IF NECESSARY

COME BY CHANCE
BA# 47

GA-4.7
Page 2
#7

A semi-circular window is in the small east gable and similar windows flank the chimney of the south gable. Typical windows elsewhere are tall 6/6 with narrow frames and louvred blinds; such windows flank the chimneys in each end, each storey. The principal entrance is embellished with a pedimented surround, an early twentieth century Georgian addition. The northwest door, previously described as interrupting the eighteenth century brick-work, is sheltered by a pedimented hood supported on carved consoles, also an early twentieth century addition in the Georgian style.

A long two storey wing extends to the rear or west, on its south side sheltered by two storeys of porches. A wide bay window relieves its north side. At the extreme west end is a short service wing perpendicular to the west wing.

Within the front or easterly section is a central hall containing the principal stair and a single room on either side. A large dining room is the first room of the west wing, the bay window on its north side; a large twentieth century sun porch fills much of the angle between the front section and the dining room; kitchens, service and servants rooms are beyond the dining room. The entire interior is a distinguished rendition of English late Georgian design, added in the early twentieth century. Original doors remain in the second storey, having four unmoulded, partially raised panels, beaded architraves with simple wide backbands on the hall side, (originally) no backbands on the room side. The mantels in the chamber above the three principal rooms below are probably original to this house, consisting of plain pilasters supporting plain friezes and thick shelves. The floor framing, visible in the cellar, is all circular-sawn.

The roof framing is not exposed owing to its covering with modern drywall but three studs are exposed in the area between the front section and the west wing; they are eighteenth century materials, here used out-of-context, but undoubtedly from the original house, pit-sawn and with some hand-made wrought-iron nails remaining from their original use.

East of the house is a two storey stone spring house; the actual spring is in a small stone vault outside the southwest corner. Floor joists are of hewn material and the floor is secured with cut nails.

BA-47

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	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

COME BY CHANCE is a house dating from the third quarter of the nineteenth century which incorporates scant fragments of a smaller eighteenth century house and in which was superimposed (in the early twentieth century) a late eighteenth century English Georgian style interior. Of the many outbuildings once required to support rural life the early spring house remains.

CONTINUE ON SEPARATE SHEET IF NECESSARY

BA# 47

CONF BY CHANGE

#8 Page 1 con't

The house Come By Chance takes its name from a charming Valley legend. One dark night some 160 years ago, a man named Richard Gist was riding through the Green Spring Valley when a storm forced him to seek shelter in a grove of trees. When he awoke in the morning, he discovered two natural springs on the property and a rise of ground well-suited for a home. Gist was said to be so taken with the area that he acquired the land, built a home, and named the place Come By Chance as he had literally come upon the property by accident.

While a delightful tale, there is no truth to this story. Yet it is an example of some of the Valley's folklore which continues to intrigue area residents. Today's Come By Chance, however, truly does bear the name of the tract on which it stands—originally a 50-acre patent surveyed in 1719/20 for a William Bennett. After changing hands several times, the land was purchased in 1744 by Samuel Owings. There are no land records showing ownership by Richard Gist or any member of his family.

Samuel Owings (of Green Spring Punch) retained this property, although he never lived there, until his death in 1775. By his will the land went to his bachelor son, Bale. When this Owings died in 1781, the land passed to one of his nephews, Dr. Thomas Bale Owings.

Recent architectural examination of Come By Chance uncovered a few remaining fragments of eighteenth-century walls incorporated into the present construction. Such a discovery gives credence to the belief that Dr. Owings was the builder of the original house. The 1798 Federal Tax Assessment does list this Owings as owning "one brick dwelling house, 1 story, 16 x 36 feet" on part of Come By Chance. The dimensions of the oldest section of the present house do appear close to those given on the tax list.

Dr. Thomas Owings sold his property and other surrounding land (some 21 1/2 acres) to Thornton and Rachel Poole who, on 25 September 1834, sold the lot to William C. Gent for \$3000.

It appears that William was responsible for the construction of the present house. He is listed in the 1850 U. S. Census as a 61-year-old farmer with Baltimore County real estate valued at \$35,000. In his household were his wife, and three children ages 21 to 24. At the time of his death in 1870, Gent was living on his Gunpowder Farm; possibly he moved there after the 1865 death of his wife. By the terms of his will, Come By Chance, which he called Green Spring Farm, went to his son Joshua.

Joshua and Fannah Gent were active in the Stone Chapel Methodist Church. The 1877 Atlas for Baltimore County lists him as a farmer owning 206 acres near Stevenson Station. On 4 February 1895 he conveyed Come By Chance to his daughter "Florence." In 1900, one year before her father's death, Florence sold 19 acres and the house to Frank A. Bonsal.

The Bonsals lived at Come By Chance for nine years and they were responsible for some of the remodeling of the house which still exists today. Bonsal's wife was Elmhur Donnell Stewart, daughter of Charles W. Stewart. Her childhood days of growing up at Elsieholme in the Valley are recalled in her book Days Gone By.

The Bonsals sold their 22 acre estate to Edward M. and Flavin (McVitty)

BA# 47

#8 Page 2

¹⁴
McKeon in 1913. McKeon owned Core By Chance twice: he sold the property in 1920 to George Ross Neely, a prominent Baltimore attorney, only to repurchase it six years later. McKeon's second wife, Mrs. Alice (Rush) Carter, sold the house in 1938 to the John Nelsons.¹⁵

During his two periods of ownership, McKeon made further additions and changes to Core By Chance, including a formal garden. He was the president of the Baltimore Bellring Company and his wife Alice had a weekly radio program on war gardens during World War II.¹⁶

The Nelson family owned Core By Chance from 1938 until 1969 when ownership was transferred to their son John and his wife Virginia (Lovell).¹⁷ They are the present owners.

GA-417

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Dawn P. Thomas and Robert W. Barnes; The Green Spring Valley, Its History and Heritage, 2 Vols. (Baltimore, Maryland Historical Society, 1978)
 Baltimore County Land Records, County Courts Bldg., Towson, Md.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 19.52

VERBAL BOUNDARY DESCRIPTION

Northeast corner Valley and Park Heights Avenue.

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	DATE
James T. Wollon, Jr., A.I.A./Dawn P. Thomas, Research Historian	1-25-80
ORGANIZATION	TELEPHONE
Valleys Planning Council	828-7807
STREET & NUMBER	STATE
212 Washington Avenue	Maryland 21204
CITY OR TOWN	

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

PS-100

BAF 47

#8 Page 1

COUNTY CHARTER

PARTICULARS

- 1 Maryland House and Garden Plantings Book (Baltimore: Todoroff Garden House of Maryland, 1958).
- 2 Record Book of L. and A. Hall, 37, Hall of Records (HR), Annapolis, Maryland.
- 3 Baltimore County Land Records (BMR), Liber 1-5, no. L, Col. 44, and T. 8, no. C, Col. 44, 45.
- 4 Maryland Will Book, Liber 4, fol. 192, 193.
- 5 Idem.
- 6 General Tax Assessment Record for Park River Under Lindson, Baltimore County, 1971-1972, Maryland Historical Society, 1972, Baltimore, Maryland.
- 7 BMR, Liber 205, fol. 374.
- 8 United States Census for Baltimore County, District No. 1950, fol. 415, 416.
- 9 Baltimore County Will Book, Liber 3, fol. 258, Totten Court House, Towson, Maryland.
- 10 H. H. Henshaw, Deeds of Baltimore County, Maryland, (Philadelphia: H. H. Henshaw, 1977).
- 11 BMR, Liber 208, fol. 213, 216, Towson.
- 12 BMR, Liber H. H. H. no. 202, fol. 559, Towson.
- 13 Holman Will, 1979.
- 14 BMR, Liber D. H. H. no. 408, fol. 231, Towson.
- 15 BMR, Liber 207, fol. 245, 246, 247, and D. H. H. no. 450, 451, 452, Towson.
- 16 BMR, Liber C. H. H. no. 1025, fol. 101, Towson.
- 17 Holman Will, fol. 25, 1979.
- 18 Interview with Mr. John D. Holman, III, 24 October 1972; Telephone conversation with Mrs. John D. Holman, III, 5 November 1974. BMR Liber 273, folio 532.

PHOTOGRAPHIC INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

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Owings Mills , Baltimore County, BA-47
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15 records in print file

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Come By Chance
Owings Mills , Baltimore County, BA-47
Page 14 of 15 available pages
Return to search results

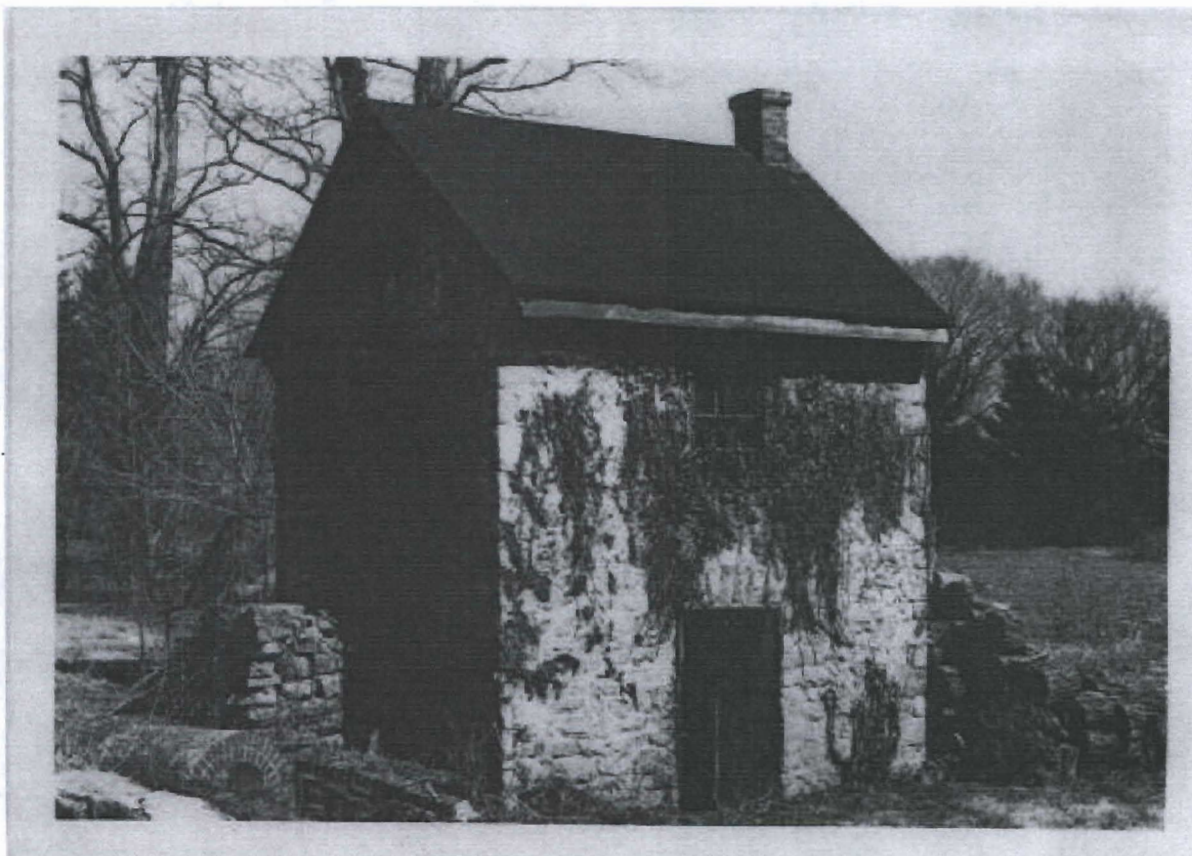
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<< PREVIOUS NEXT >>
15 records in print file

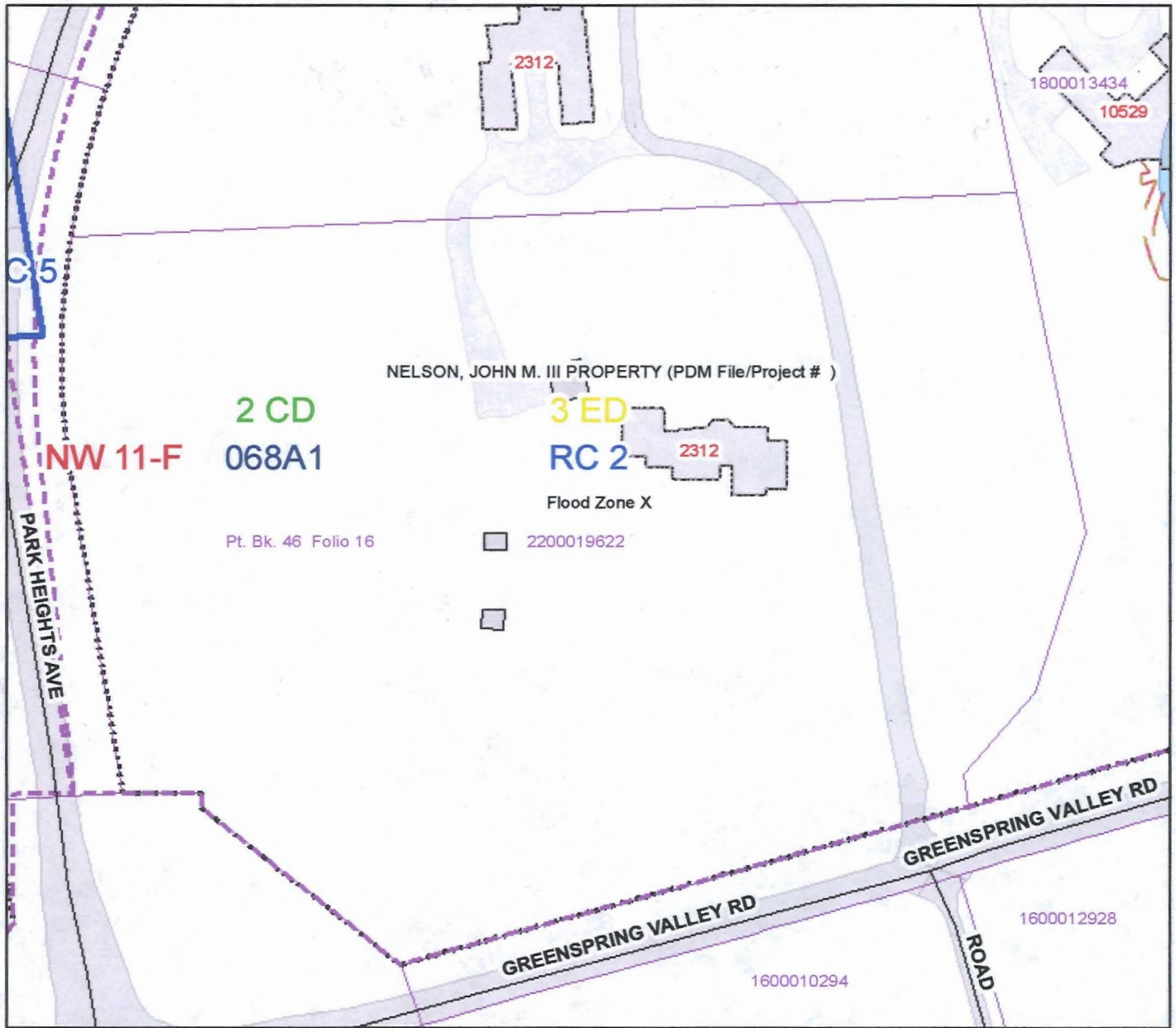
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2312 Greenspring Valley Road



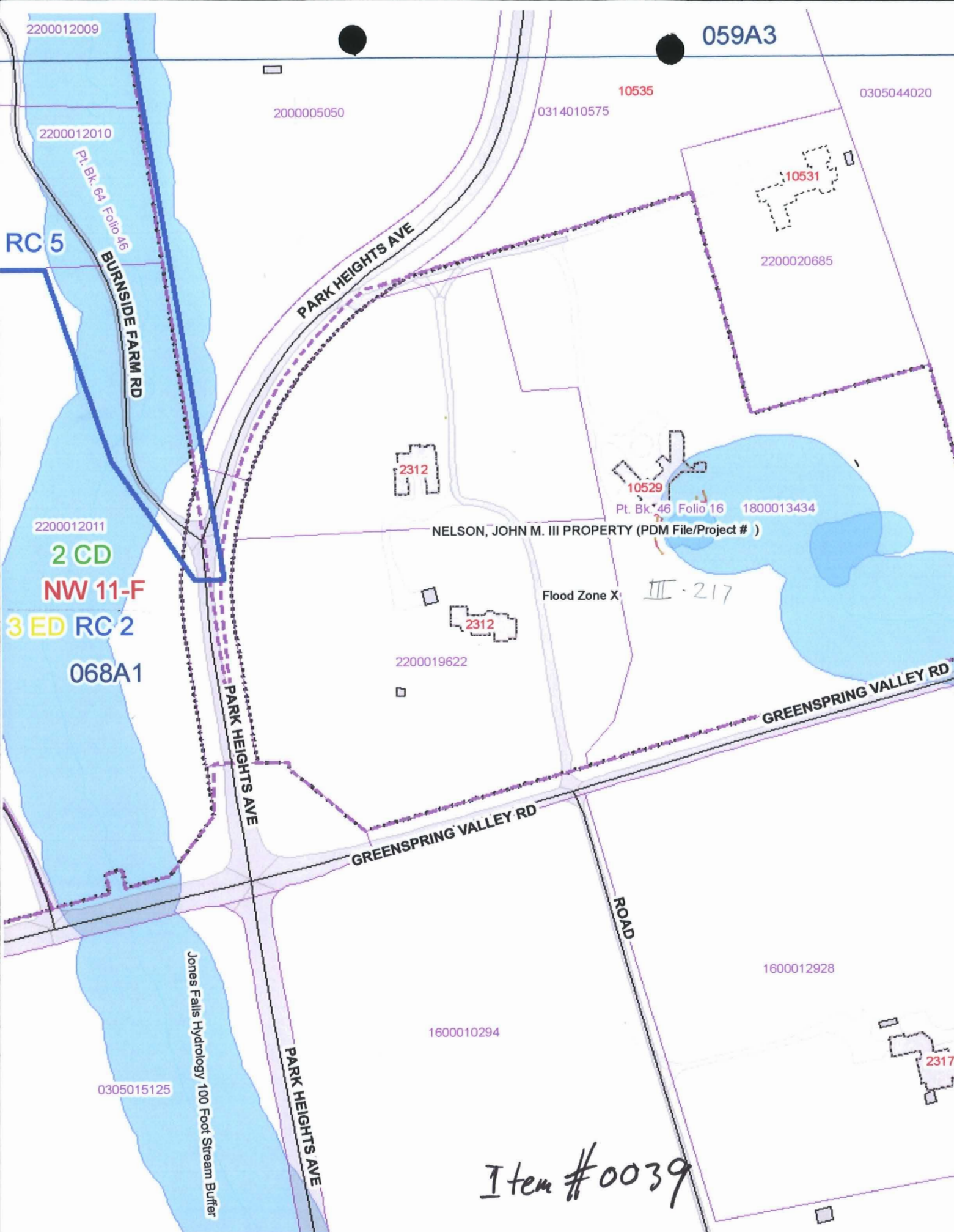
Publication Date: August 04, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



100 0 100
Feet
1 inch equals 100 feet

Item #0039



petitioned w/ 1993
special transfer
of density
+ then withdrew
then petition for
a special hearing
1961
sp. exception to
permitted use
school/nursery



2312 Greenspring Valley Rd., Front Elevation

Item # 0039



Existing house - back yard

Item # 0039

Item # 0039



Site of proposed garage in back yard

Item #0039



Site of proposed garage in back yard

Item #0039



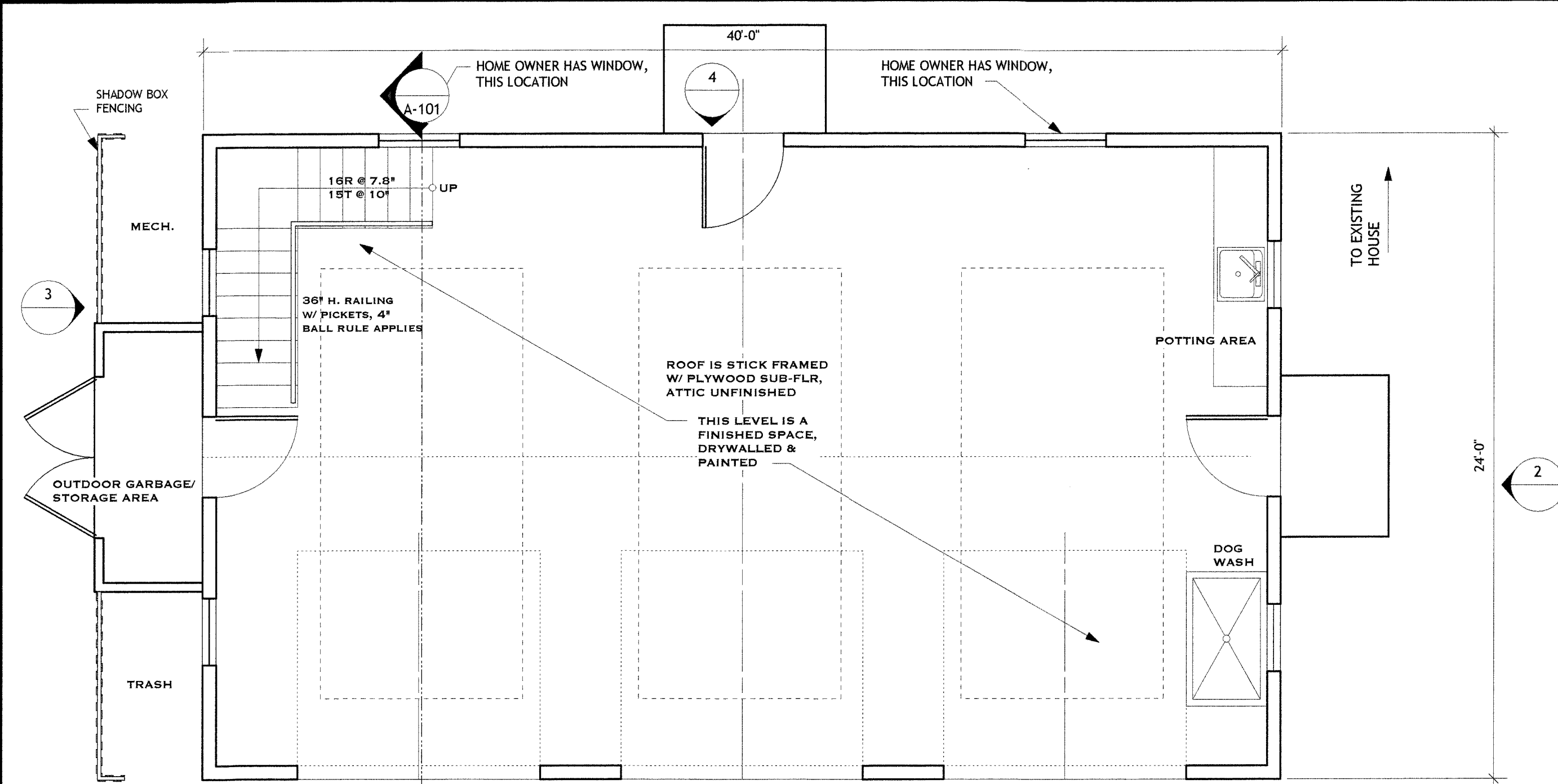
Site of proposed garage in back yard

Item #0039



Immediate neighbors (at 10529 Park Heights Ave.) shown from subject driveway

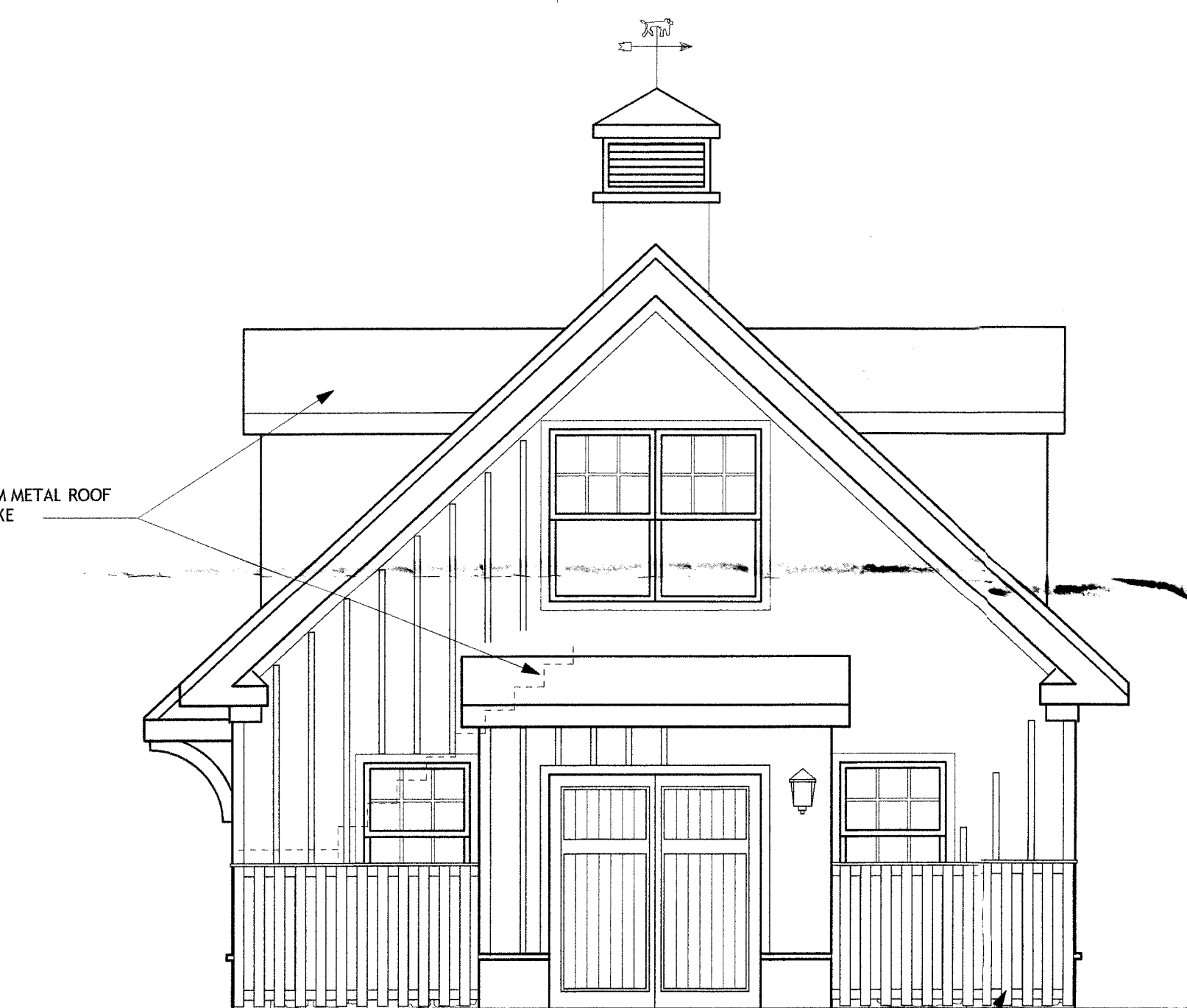
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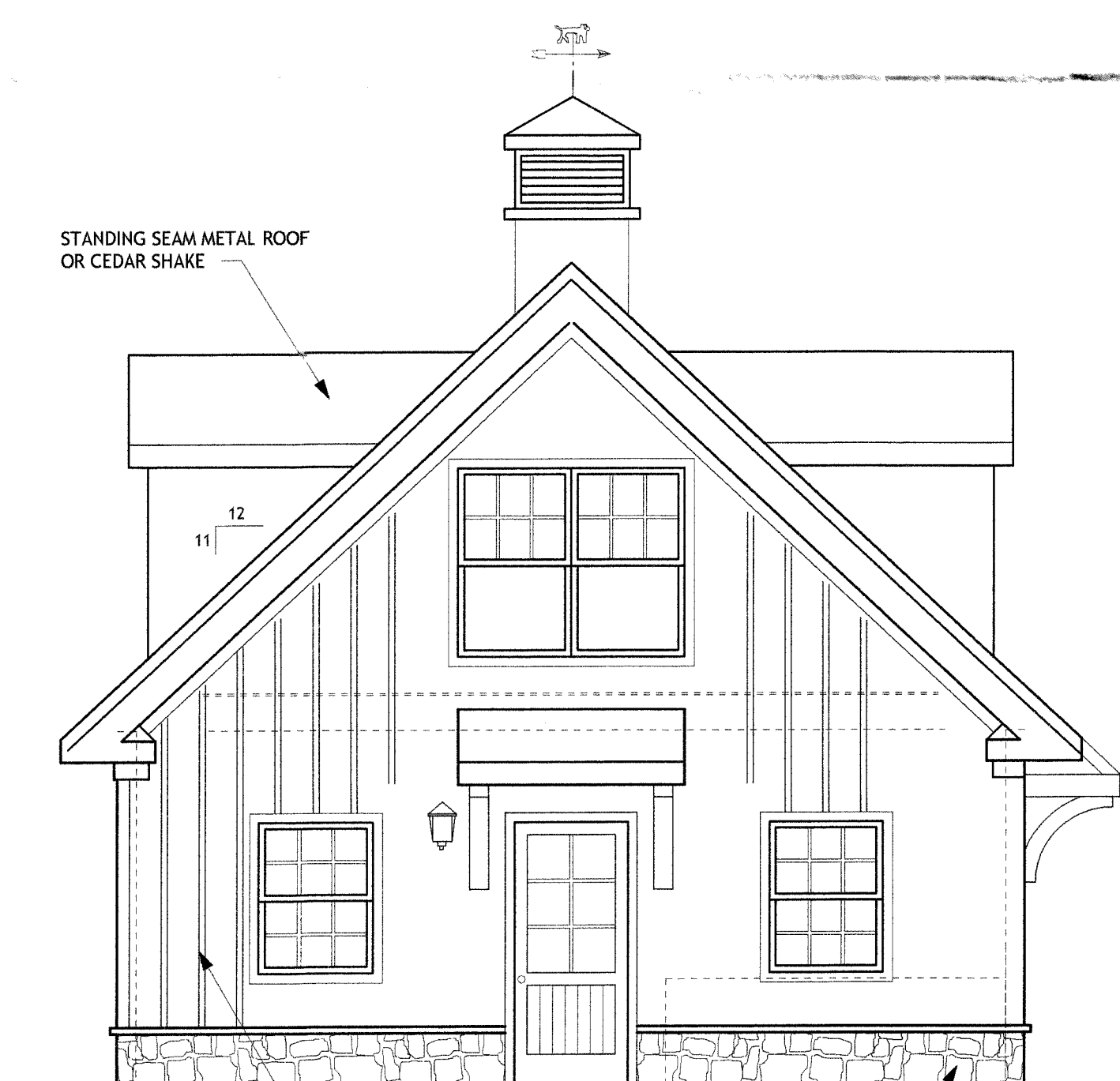
FLOOR PLAN
Scale: 1/4" = 1'-0"



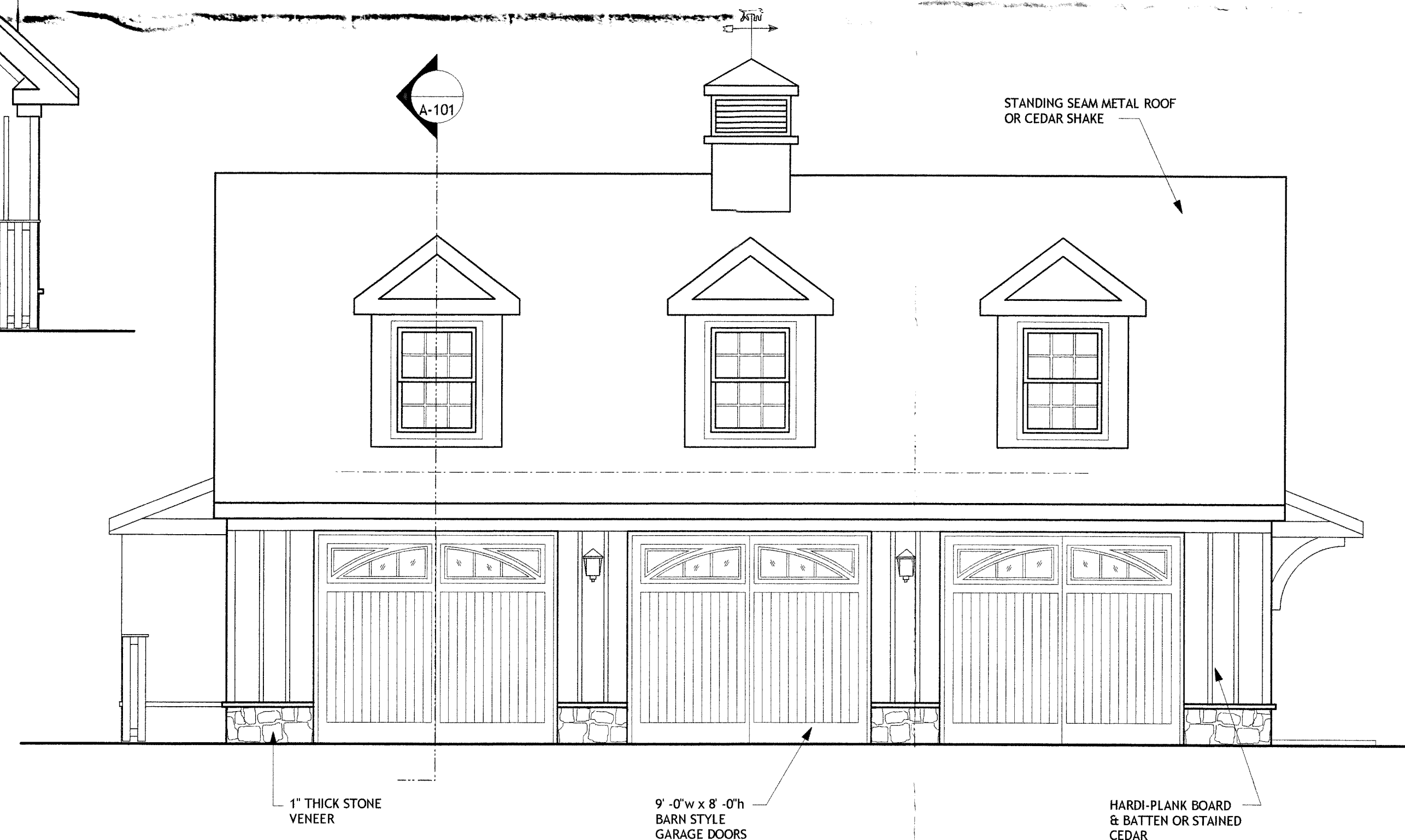
MAIN HOUSE SIDE ELEVATION
Scale: 1/4" = 1'-0"



END ELEVATION
Scale: 1/4" = 1'-0"



GREENSPRING VALLEY RD ELEVATION (front)
Scale: 1/4" = 1'-0"



PARK HEIGHTS RD ELEVATION
Scale: 1/4" = 1'-0"

Item #0039

PROJECT:

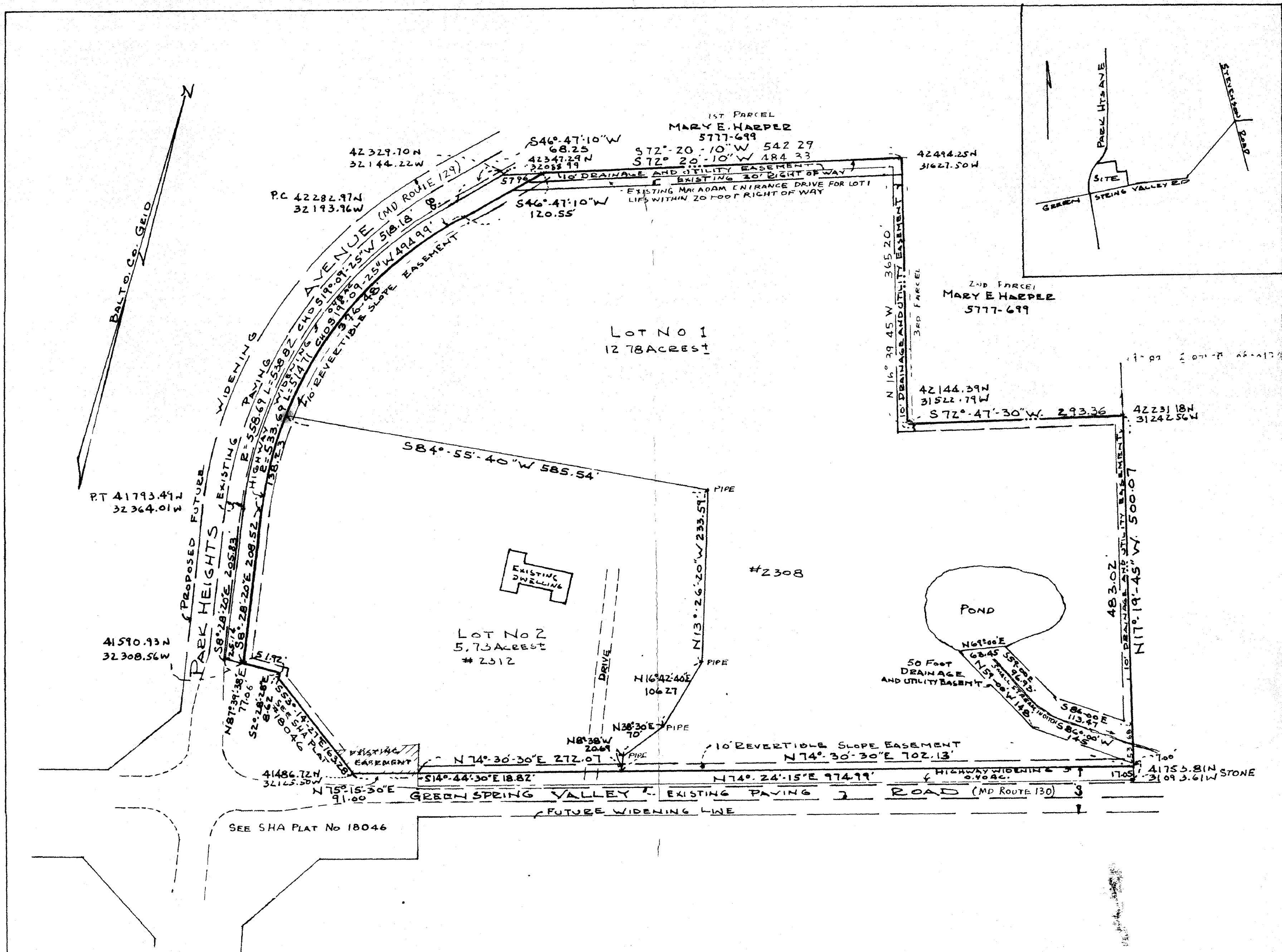
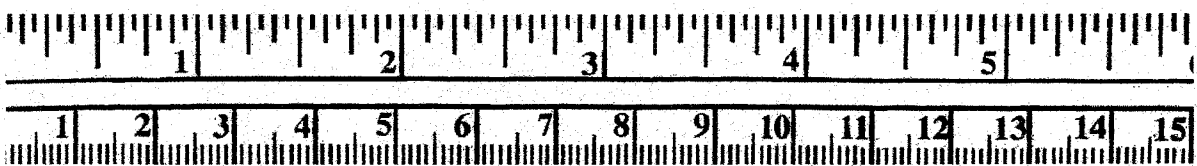
MCDONELL

SCALE: 1/4" = 1'-0"
CREATED: 11/29/07
REVISED: 02/25/08 06/03/08 06/20/08 06/27/08

DRAWING TITLE:

GARAGE

A-100



PROPERTY OF
JOHN M. NELSON III AND WIFE
LOCATED IN
3RD ELECTION DISTRICT BALTIMORE CO. MD

THE REQUIREMENTS OF SECTIONS 59 TO 62 ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION AND ANY ACTS AMENDATORY THEREOF AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT, TO THE BEST OF MY KNOWLEDGE, HAVE BEEN COMPLIED WITH

Feb. 6, 1980
OWNER STEVENSON MD 21153

John F. Etzel, Feb. 5, 1980
REGISTERED SURVEYOR NO 2882

APPROVED
BALTIMORE COUNTY HIGHWAYS DEPARTMENT
2/20/80
ROADS ENGINEER DATE

APPROVED
BALTIMORE COUNTY HEALTH DEPARTMENT
3/2/80
DEPUTY COUNTY & STATE HEALTH OFFICER DATE

APPROVED
BALTIMORE COUNTY PLANNING BOARD
DIRECTOR DATE

E.H.K., JR. 46 FOLIO 16

Filed for record
Date APR 15 1980
Test

John F. Etzel, Close

NOTED
BY
DATE

THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF INDEED ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEEDS TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS

COORDINATES SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY GRID SYSTEM
STATION 1311 41529.41 N
31814.55 W
STATION 13112 41386.94 N
32393.28 W

JONES FALLS DRAINAGE AREA
DEED REF. - SEE LWGT OF ELLIN McI NELSON, REG OF WILLS LIBER 112 Folio 166
FOR DESCRIPTION SEE C.W.B. JR 1025-101

AREA = 19.38 ACRES ±
ZONED RC 2
NO OF LOTS 2
DENSITY .10

None OHL	
Engineer	John F. Etzel
Street Name	
House No.	

SCALE = 1" = 100' JANUARY 25, 1980
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE., TOWSON, MD.

MSA 55A1336-6433

Item # 0039

