

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – N/S Stoneleigh Road,		
125' W of the c/l York Road	*	ZONING COMMISSIONER
(500 Stoneleigh Road)		
9 th Election District	*	OF
5 th Council District		
	*	BALTIMORE COUNTY
Michael T. Lawrence, et ux		
Petitioners	*	Case No. 2009-0313-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for continued proceedings and consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Michael T. Lawrence, and his wife, Jennifer A. Lawrence. The Petitioners request a special hearing to approve their site plan and amend prior zoning Orders and conditions under Case Nos. 04-585-A, 06-250-SPHA and 2008-0516-SPHA.¹ In addition, variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition on the east side of the dwelling with a side yard setback as close as 2 feet in lieu of the required minimum of 10 feet. The subject property and requested relief are more particularly described on the amended site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1, and building elevation drawings of the proposal, which were submitted into evidence as Petitioners' Exhibit 2.

Appearing at the requisite public hearing in support of the request was Michael T. Lawrence, the property owner. Appearing as Protestants and interested persons in this matter were the nearby and adjacent neighbors residing on Stoneleigh and York Roads, namely, John and Susan Gould, Eric and Kristina Auth Paltell, Peter and Maria Chakmakas and Kathleen Williams, a Board of Governors member of the Stoneleigh Community Association.

¹ Deputy Zoning Commissioner Thomas H. Bostwick postponed Case No. 2008-0516-SPHA without issuing an Order. See memorandum dated July 15, 2008 relating to perceived plan inaccuracies.

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 Date 7-31-09
 By [Signature]

Testimony and evidence offered disclosed that the property at issue is a pie-shaped parcel located on the north side of Stoneleigh Road, just north of Regester Avenue and east of York Road in the Stoneleigh National Register Historic District. The property contains a gross area of 0.22 acres (9,432 square feet), more or less, zoned D.R.5.5, and is improved with a two-story, single-family dwelling, built in 1927, a detached, 18' x 20' garage, and a patio covered by a trellis on the east side next to the Paltell property (502 Stoneleigh Road), which is the subject of the instant request. The Petitioners have owned and resided on the property since February 2000 and are desirous of converting the existing patio covered trellis with an attached one-story sunroom addition 15' wide x 21' deep.

Mr. Lawrence testified as to his growing family needs. His sons are now 10 and 11 years old. Additionally, he has family relatives (parents, sisters and brothers) that reside out of state and frequently visit from Florida, New York and Connecticut creating a need for additional space for sleeping. He believes that enclosing the existing trellis/patio area built in 2004 already located two feet from the neighboring property line would be within the spirit and intent of this Commission's prior Order (Case No. 04-585-A) and the zoning regulations. He stated that the architectural design, exterior siding and window treatments were patterned to match his existing home and would be aesthetically pleasing and meet all fire protection codes. He also stated that the enclosed sunroom structure would ultimately provide more privacy from his neighbors' standpoint than the existing open and covered patio. He points to the unique configuration of the property and the location of existing improvements. In this regard, the site plan shows that the property measures 84' in width along Stoneleigh Road and is 132' deep; however, tapers to a width of 75' along the rear property line where the garage is located. In the Petitioners' opinion, this is a superior design and proposition than that of raising the roof of the existing garage to create living quarters in the upper level space. It was indicated that the sunroom would contain no kitchen appliances nor be used as living quarters or apartment.

By way of background, this property is well known to me because I reviewed and granted variance relief to the Petitioners in prior Case No. 06-250-SPHA. In that case, the

conversion of the garage for an in-law apartment was limited to Thomas and Bernadette Lawrence and *no others*. In Case No. 04-585-A, an Administrative Variance was granted without a public hearing by then Zoning Commissioner Lawrence E. Schmidt. That variance was from Section 400.1 of the B.C.Z.R. to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 foot in lieu of the required 2.5 feet and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 feet in lieu of the required 7.5 feet.

Mr. Paltell testified that he took a "live and let live" approach regarding the open projection trellis structure coming in close proximity to the common boundary. He (Paltell) also measured the distance and found it to be 21 ½" from the property line. Photographs were presented to show the trellis and the efforts to screen the accessory structure from view. The Paltells are now concerned about a more permanent structure being built this close that will be visualized from their living and family rooms.

Similarly, testimony was received from Ms. Gould and Ms. Williams concerning property values in this historic neighborhood. Both are experienced licensed realtors and testified that a principal structure this close to a property line would adversely impact upon adjacent property values. Ms. Chakmakas questioned the legitimacy of the existing accessory trellis (east side) and presented the old site plan obtained from Case No. 04-585-A as well as a letter dated October 24, 2008 from the Zoning Review Office detailing the zoning history of the subject property.

Variance relief can be granted only if the requirements contained in Section 307 of the B.C.Z.R. are met. This section states that the Zoning Commissioner may grant variances;

... only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the zoning regulations of Baltimore County would result in practical difficulty or unreasonable hardship.

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Date 11-31-09
By [signature]

Variances are not favored under the law and presumed to be in conflict with the regulations. As stated in *Cromwell v. Ward*, 102 Md. App. 691, 703 (1995):

The general rule is that the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.

After due consideration of all of the testimony and evidence presented, I find that the Petitioners' property is substantially similar to other properties as to size, shape, and topography. As such, it does not meet the requirements for a finding of uniqueness as set forth in *Cromwell* to justify a principal structure addition to be within 2 feet of a neighbors property. I cannot decide this case based on "extenuating circumstances." Having determined that no uniqueness exists as to the Petitioners' property in this case, I must therefore deny the variance requested by the Petitioners.

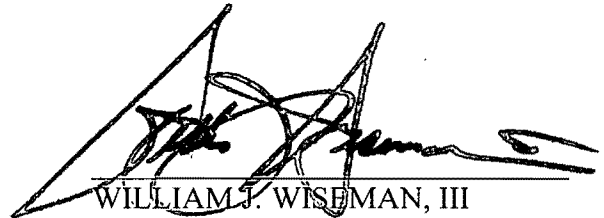
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be denied. Since the variance request drives the need for the special hearing petition, the denial of the variance renders the special hearing request moot.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July 2009 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition on the east side of the dwelling with a side yard setback of as close as 2 feet in lieu of the required minimum of 10 feet, in accordance with Petitioners' Exhibit 1, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the site plan and amend prior zoning Orders and conditions under Case Nos. 04-585-A, 06-250-SPHA and 2008-0516-SPHA, be and is hereby dismissed as Moot.

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Date 7-31-09
By 192

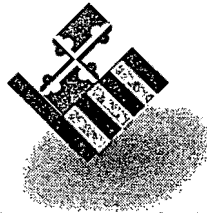
Any appeal of this decision shall be taken in accordance with Baltimore County Code
Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

COPIES RECEIVED FOR FILING
Date 11-31-09
By 103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

July 31, 2009

Michael T. Lawrence
Jennifer A. Lawrence
500 Stoneleigh Road
Baltimore, Maryland 21212

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE

N/S Stoneleigh Road, 125' W of the c/l York Road
(500 Stoneleigh Road)
9th Election District - 5th Council District
Michael T. Lawrence, et ux – Petitioners
Case No. 2009-0313-SPHA

Dear Mr. and Mrs. Lawrence:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been Denied and the Petition for Special Hearing has been Dismissed as Moot, in accordance with the attached Order.

In the event anyone 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: John and Susan Gould, 7001 York Road, Baltimore, MD 21212
Eric and Kristina Auth Paltell, 502 Stoneleigh Road, Baltimore, MD 21212
Peter and Maria Chakmakas, 7003 York Road, Baltimore, MD 21212
Kathleen Williams, 703 Stoneleigh Road, Baltimore, MD 21212
People's Counsel; File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
which is presently zoned DR S.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

~~of the~~ ^{AMEND} ~~the~~ ^{ORDERS AND CONDITIONS} ~~the site in light~~ ^{AND} ~~the~~ ^{under case numbers}
2004-0585 A, 2006 0250 SPHA and 2008-0516 SPHA

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

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

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):

Michael Lawrence
Name - Type or Print _____

Signature _____

Jennifer Lawrence
Name - Type or Print _____

Signature _____

500 Stoneleigh Rd 410-828-0738
Address _____ Telephone No. _____

Baltimore MD 21212
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By A. Blair Date 5/29/2009

REV 9/15/98

UNDER RECEIVED FOR FILING

Date 7-31-09

By aw



TAX ACCOUNT # 918102950

Petition for Variance

to the **Zoning Commissioner of Baltimore County**
for the property located at 500 Stoneleigh Rd
which is presently zoned DR 5.5

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) 1802.3.C.1 BCZR

To permit a proposed addition on the side of the dwelling with a side yard setback of as close as 2 Ft in lieu of the required minimum of 10 Ft.

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 PRESENTED AT THE HEARING *ML*

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):

Michael Lawrence

Name - Type or Print

Signature

Jennifer Lawrence

Name - Type or Print

Signature

500 Stoneleigh Rd 410-828-0738

Address

Telephone No.

City

Baltimore

State

MD

Zip Code

21212

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Case No. *2009-0313-SPHA*

REV 9/15/98

UNDER RECEIVED FOR FILING

Date *7-31-09*

By *[Signature]*

Reviewed By

A. T. Sullivan

Date

5/29/2009

Date:

05/29/09

Rev	Sub	Source/	Rev/
-----	-----	---------	------

[illegible]

Total

1

MICHAEL LAWRENCE

STONE 1911 (2)

[illegible]

00769213 - SPH

100

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

ZONING DESCRIPTION

Zoning Description for 500 Stoneleigh Rd Baltimore, MD 21212. Beginning at a point on the north side of Stoneleigh Rd which is 28 feet wide at the distance of 125 feet to the east side of York Rd. Being lot numbers 18, 19, 20 and block 2 on Map 80, Grid 2, Parcel 130 as recorded in Deed Liber SM 10031 folio 314, containing 9,432 square feet. Also known as 500 Stoneleigh Rd and located in ~~District~~ 09. *ELECTION DISTRICT AND 5TH COUNCILMANIC DISTRICT.*

2009-0313-SPHA

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: # 2009-0313-SPHA

500 Stoneleigh Road

N/side of Stoneleigh Road, 125 feet east of centerline of York Road.

9th Election District — 5th Councilmanic District

Legal Owner(s): Michael & Jennifer Lawrence

Special Hearing: to amend the site plan and amend prior zoning orders and conditions under case numbers 2004-0585-A, 2006-0250-SPHA and 2008-0516-SPHA. **Variance:** to permit a proposed addition on the side of the dwelling with a side yard setback of as close as 2 feet in lieu of the required minimum of 10 feet.

Hearing: Friday, July 24, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/148 July 9

205414

CERTIFICATE OF PUBLICATION

7/9/2009

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 7/9/2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No 2009-0313-S PHA

Petitioner/Developer MICHAEL E
JENNIFER LAWRENCE

Date Of Hearing/Closing: 7/24/09

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

Attention:

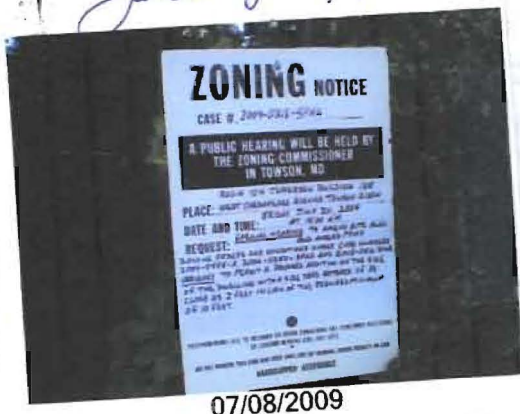
Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 500 STONELEIGH ROAD

This sign(s) were posted on July 8, 2009
Month, Day, Year
Sincerely,

Martin Ogle 7/8/09
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411



**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/neighborhood 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: 2009-0313-SPHA

Petitioner: MICHAEL LAWRENCE

Address or Location: 500 STONELEIGH RD, 21212

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL LAWRENCE

Address: 500 STONELEIGH RD

BALTIMORE, MD 21212

Telephone Number: 410-828-0738

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 9, 2009 Issue - Jeffersonian

Please forward billing to:
Michael Lawrence
500 Stoneleigh Road
Baltimore, MD 21212

410-828-0738

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: 2009-0313-SPHA

500 Stoneleigh Road

N/side of Stoneleigh Road, 125 feet east of centerline of York Road

9th Election District – 5th Councilmanic District

Legal Owners: Michael & Jennifer Lawrence

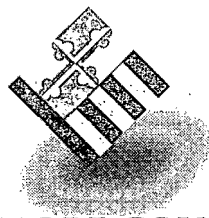
Special Hearing to amend the site plan and amend prior zoning orders and conditions under case numbers 2004-0585-A, 2006-0250-SPHA and 2008-0516-SPHA. Variance to permit a proposed addition on the side of the dwelling with a side yard setback of as close as 2 feet in lieu of the required minimum of 10 feet.

Hearing: Friday, July 24, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

June 24, 2009
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

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: 2009-0313-SPHA

500 Stoneleigh Road

N/side of Stoneleigh Road, 125 feet east of centerline of York Road

9th Election District – 5th Councilmanic District

Legal Owners: Michael & Jennifer Lawrence

Special Hearing to amend the site plan and amend prior zoning orders and conditions under case numbers 2004-0585-A, 2006-0250-SPHA and 2008-0516-SPHA. Variance to permit a proposed addition on the side of the dwelling with a side yard setback of as close as 2 feet in lieu of the required minimum of 10 feet.

Hearing: Friday, July 24, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

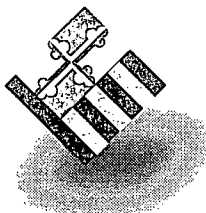
A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Michael & Jennifer Lawrence, 500 Stoneleigh Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 9, 2009.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive
Michael & Jennifer Lawrence
500 Stoneleigh Rd.
Baltimore, MD 21212

TIMOTHY M. KOTROCO, *Director*
July 16, 2009
*Department of Permits and
Development Management*

Dear: Michael & Jennifer Lawrence

RE: Case Number 2009-0313-SPHA, Address: 500 Stoneleigh Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 29, 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

BW 7/24
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2009

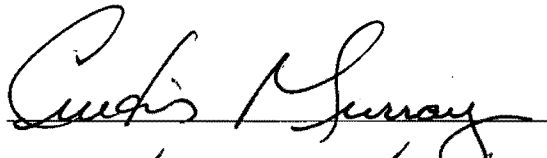
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-313- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

JUL 09 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 6, 2009

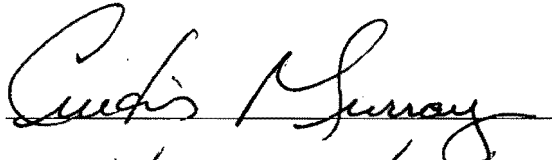
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-313- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

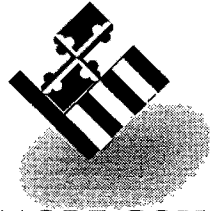
For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL





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

June 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 8.2009

Item Numbers 0288,0311,0312,0313,0314

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2009
Item Nos. 2009-202, 288, 311, 312,
313, and 314

DATE: June 15, 2009

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

DAK:CEN:dak
cc: File
ZAC-06152009 -NO COMMENTS



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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JUNE 10, 2009

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

RE: Baltimore County
Item No. 2009-0313-SPHA
500 STONELEIGH RD
LAWRENCE PROPERTY
SPECIAL HEARING -

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. 2009-0313-SPHA.

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,

Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
500 Stoneleigh Road; N/S Stoneleigh Road,	*	ZONING COMMISSIONER
125' E c/line York Road		
9 th Election & 5 th Councilmanic Districts	*	FOR
Legal Owner(s): Michael & Jennifer Lawrence		
Petitioner(s)	*	BALTIMORE COUNTY
	*	09-313-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2009, a copy of the foregoing Entry of Appearance was mailed to Michael & Jennifer Lawrence, 500 Stoneleigh Road, Baltimore, MD 21212, Petitioner(s).

RECEIVED

JUN 19 2009

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

.....

MEMO

From: Aaron Tsui, Planner II

May 29, 2009

To: Deputy Zoning Commissioner/File

Re: Case no. 2009-0313-SPHA
500 Stoneleigh Road, 9th Election District

This Special Hearing and Variance is filed to 'clean up' prior zoning orders and conditions under 2004-0585A, 2006-0250-SPHA, and 2008-0516-SPHA. The owner, Mr. Lawrence stated that he proposed to build a side addition to the existing dwelling, keep the existing garage height to 15 feet maximum, and add the trellis on the side of the garage. Mr. Lawrence did not mention about the in-law suite.

Please see my 10/24/2008 letter and your 7/15/2008 memo in the 2008-0516-SPHA file about the history of prior cases and building permits.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: July 15, 2008
TO: File
FROM: Thomas Bostwick, Deputy Zoning Commissioner
RE: Petition for Special Hearing and Variance
Case No. 2008-0516-SPHA – 500 Stoneleigh Road

This matter came before the undersigned on Monday, July 14, 2008 at 9:00 AM. Petitioner Michael Lawrence is requesting a special hearing as follows:

- 1) To amend relief previously granted in Case No. 06-250-SPHA
- 2) To permit a second floor addition above an existing detached garage and to allow the second floor to be used as a guest quarters (in addition to the in-law apartment that was granted in the prior Case No. 06-250-SPHA)
- 3) To amend the height of the proposed second story of the detached garage from 20 feet (also granted in prior Case No. 06-250-SPHA) to 25 feet
- 4) To add a second trellis in front of the trellis that was approved on the property line side of the detached garage in prior Case No. 04-585-A

Petitioner also requested variance relief in the instant matter as follows:

From Sections 400.1 and 400.3 to permit the trellis accessory structure (see special hearing request 4) with a side yard setback of 1 foot in lieu of 2.5 feet and a height for the proposed second story of the garage of 25 feet in lieu of 15 feet.

Petitioner attended the hearing with his contractor, Canyon Hart, of Canyon Hart Construction, Inc. Also attending were several neighbors of Petitioner, including Mr. and Mrs. Gould at 7001 York Road, Kathleen Williams at 703 Stoneleigh Road, and Kristina Auth-Paltell at 502 Stoneleigh Road. At the beginning of the hearing, Petitioner indicated he wished to withdraw the requests having to do with the proposed height of the garage. Petitioner had spoken with several neighbors and indicated that based on that feedback, he and his contractor were in the process of changing their design to fit within the 20 foot height that was previously granted in Case No. 06-250-SPHA. He also indicated that because of this potential change in design, he might need to go beyond the footprint of the garage to make more space without increasing the height. He said this might necessitate a variance from the rear yard setback requirement.

In addition, based on comments from the neighbors, Petitioner indicated he might need to adjust the exact measurements and location of the proposed trellis shown on the left side of the site plan (in front of the proposed trellis that was approved in the previous Case No. 04-585-A next to the garage).

In looking at Petitioner's site plan, there is an existing "covered trellis" shown attached to the back right side of the dwelling which the site plan indicates was approved in prior Case No. 04-585-A. That is in error. The trellis approved in prior Case No. 04-585-A relates to the proposed trellis next to the garage. Even though it was approved in the 2004 Case, it has never been built next to the garage. Petitioner also said the existing covered trellis attached to the dwelling is part of an addition that was put on the house (it looks like a 15 foot by 22 foot addition on the site plan) in 2004. Petitioner said he thought the addition and covered trellis were part of another previous zoning Case he obtained relief for, but there were no Orders in our system other than the prior Case No. 04-585-A (for the proposed trellis next to the garage) and Case No. 06-250-SPHA (for an in-law apartment above garage with a height of 20 feet). A printout obtained from the Division of Permits and Licenses did not reveal any permits had been issued in connection with an addition or the construction of a trellis in 2004 or at anytime at 500 Stoneleigh Road. The only permit activity at this location involved a plumbing permit obtained in 2005.

In any event, due to all the changes PETITIONER indicated were necessary and the inaccuracies on Petitioner's site plan, I postponed the instant Case and directed Petitioner to return to the Zoning Review Office and meet with a Zoning Technician to clarify and/or "clean up" exactly what relief Petitioner is seeking. If the changes are significant, the property may need to be re-posted and re-advertised.

Please ensure that when a subsequent hearing, is scheduled, it is assigned to me and that the aforementioned citizens are notified of the hearing date:

John and Susan Gould, 7001 York Road, Balt., MD 21212
Kathleen Williams, 703 Stoneleigh Road, Balt., MD 21212
Kristina Auth-Pattell, 502 Stoneleigh Road, Balt., MD 21212

yes. It
was in
the zoning
order:

① trellis to
detached
garage

② Trellis to
ex. dwelling

Aaron
10/21/08

June 15, 2004

Closing Date 7/12/04

04-5854

04-585-A

To Whom It May Concern:

We, the neighbors of 500 Stoneleigh Rd, have been informed of the proposed addition to the residence at the aforementioned location. We understand that part of the addition will extend past the property's setback line. We have reviewed the construction plans and have discussed them with the residents at 500 Stoneleigh Rd. We have no objections or concerns about the proposed addition.

Sincerely,

Wh / Gould f 7001 York Rd 21212
Susan Gould
Hastings 502 Stoneleigh Rd

Lu Peter 502 Stoneleigh Rd

Margaret Gage 7000 Bristol Road

Angie C. 11 11 11

Maria E. Chabhan 7003 York Rd

Peter J. Chabhan 7003 York Road



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 500 Stoneleigh Rd
which is presently zoned D.R.-S.S

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 to permit an accessory structure (trellis attached to an existing garage) with side and rear yard setbacks of 1 ft. in lieu of the required 2.5 ft. and Section 301.1A to permit an open projection (trellis attached to the house) with a side yard setback of 2 ft. in lieu of the required 7.5 ft.

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 _____

Legal Owner(s):

Michael Lawrence
Name - Type or Print _____
Signature [Signature]
410-828-0738
Name - Type or Print _____
Signature 500 Stoneleigh Rd
↓
Address Baltimore State MD Telephone No. 21212
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

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

Zoning Commissioner of Baltimore County

CASE NO. 64-585-A

Reviewed By BR Date 6/16/04

Estimated Posting Date 6/30/04

COPIES RECEIVED FOR FILING

FILED 6/25/04

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

Address 500 Stonelough Rd
City Baltimore State MD Zip Code 21212

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):

The need for more space to construct a patio on the back lot.

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 [Signature]
Name - Type or Print Mike Lawrence

Signature _____
Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of JUNE, 2014, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MIKE LAWRENCE
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires Dec 1 2004

Addendum to ADMINISTRATIVE VARIANCE Application

CASE NO. 04-585-A

June 28, 2004

To Whom It May Concern:

We are writing to further explain the reason we are applying for administrative variance. 500 Stoneleigh consists of only three combined lots. Most of the properties in the Stoneleigh subdivision are made up of four combined lots making the typical Stoneleigh property much wider than that of 500 Stoneleigh Rd.

The lots surrounding 500 Stoneleigh Rd all consist of four lots (see plat). 7003 York Rd consists of lots 10, 11, 12, and 13. 7001 York Rd consists of lots 14, 15, 16, and 17. 502 Stoneleigh Rd includes lots 21, 22, 23, and 24. 500 Stoneleigh Rd, therefore, has very narrow side lots.

In an attempt to preserve some of the open space of the rear yard, which has been greatly reduced by the introduction of the two-story rear addition, the patio was added to the side of the structure. The patio will be covered by a trellis which will incorporate visual screening (i.e. lattice) to add additional privacy for the residents at 502 Stoneleigh Rd. ?

A patio will also be constructed on the side of the existing garage. This will add more outdoor living space to the narrow lot of 500 Stoneleigh Rd. This patio will also be covered with a trellis and lattice to give adequate privacy to the residents at 7001 and 7003 York Rd. ?

Sincerely,

Michael and Jennifer Lawrence

Michael Lawrence
Jennifer A. Lawrence
500 Stoneleigh Rd
Baltimore, MD 21212

0907410191
Pt. Bk. 7 Folio 53

0908302840

0913856400

9 ED
NE 8-A
DR 5.5
080A1
5 CD

Pt. Bk. 7 Folio 87

20040585

20060250

500

20060250

PDM Permits Hold Layer (See Bruno)

0918102950

0902471770

502

STONELEIGH RD

PETWORTH RD

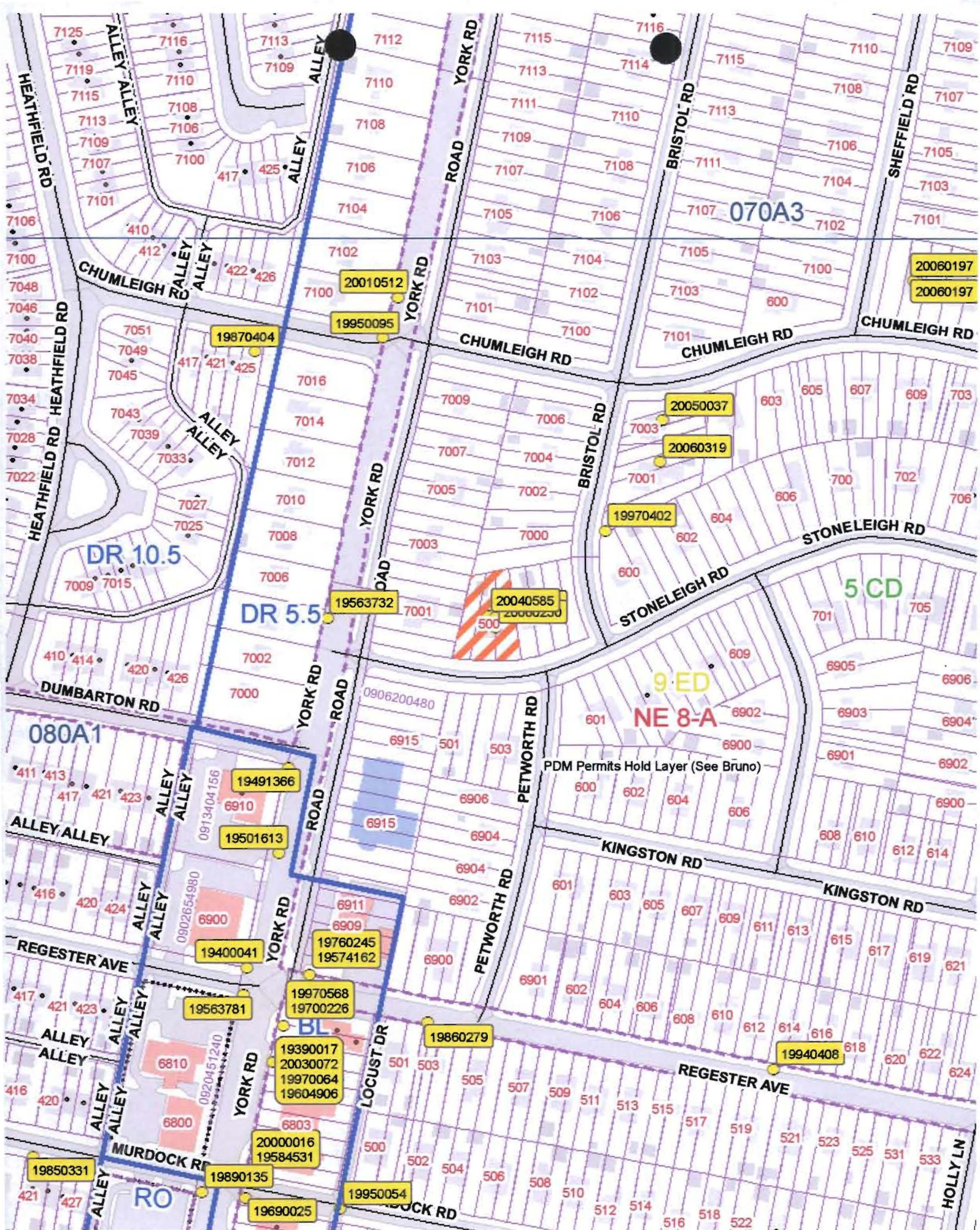
0906200480

0903850010

0919003230

2009-0313-S PHA

- PERMIT HOLD
SEE AARON TSUT



2009-0313-SPHA

CASE NAME Lawrence
CASE NUMBER 2009-0313-SPTA
DATE 7-24-09

[illegible]

CASE NAME Lawrence
CASE NUMBER 2009-0313-Spent
DATE 7-24-09

[illegible]



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 09 Account Number - 0913856400

Owner Information

Owner Name:	GOULD JOHN J, JR GOULD MARY SUSAN	Use:	RESIDENTIAL
Mailing Address:	7001 YORK RD BALTIMORE MD 21212-1512	Principal Residence:	YES
		Deed Reference:	1) / 6708/ 343 2)

Location & Structure Information

Premises Address	Legal Description
7001 YORK RD	LT 14-17 STONELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	131			2	2	14	2	Plat Ref: 7/ 53

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	2,316 SF	12,500.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	135,120	183,120		
Improvements:	238,520	261,420		
Total:	373,640	444,540	397,273	420,906
Preferential Land:	0	0	0	0

Transfer Information

Seller: GOULD JOHN J, JR	Date: 05/08/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6708/ 343	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 09 Account Number - 0903670480

Owner Information

Owner Name:	FUNK HERMAN WILLIAMS KATHLEEN	Use:	RESIDENTIAL
Mailing Address:	703 STONELEIGH RD BALTIMORE MD 21212-1648	Principal Residence:	YES
		Deed Reference:	1) /12213/ 632 2)

Location & Structure Information

Premises Address	Legal Description
703 STONELEIGH RD	LT 26,27,28 703 STONELEIGH RD STONELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	130				9	26	2	Plat Ref: 7/ 87

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	1,810 SF	8,568.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STONE

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	134,140	182,140			
Improvements:	304,280	267,540			
Total:	438,420	449,680	442,173	445,926	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: RANDALL ANNA MAE YOUNG	Date: 06/06/1997	Price: \$227,500
Type: IMPROVED ARMS-LENGTH	Deed1: /12213/ 632	Deed2:
Seller: AXEL SOL	Date: 10/16/1985	Price: \$113,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 7022/ 801	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 09 **Account Number -** 0902471770

Owner Information

Owner Name: PALTELL ERIC **Use:** RESIDENTIAL
 PALTELL KRISTINA AUTH **Principal Residence:** YES
Mailing Address: 502 STONELEIGH RD **Deed Reference:** 1) /11009/ 81
 BALTIMORE MD 21212 2)

Location & Structure Information

Premises Address **Legal Description**
 502 STONELEIGH RD LT 21-24
 502 STONELEIGH RD
 STONELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	130				2	21	2	Plat Ref: 7/ 87

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	2,292 SF	13,100.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	1/2 STUCCO FRAME

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	
Land	135,270	183,270			
Improvements:	248,240	279,240			
Total:	383,510	462,510	409,843	436,176	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: BLUME GRACE M	Date: 04/13/1995	Price: \$202,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11009/ 81	Deed2:
Seller: WILLIAMS NEVETTE B & MARIE	Date: 03/19/1968	Price: \$29,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 4857/ 484	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1)

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Account Identifier: District - 09 Account Number - 0907410191

Owner Information

Owner Name:	CHAKMAKAS PETER J CHAKMAKAS MARIA G	Use:	RESIDENTIAL
Mailing Address:	7003 YORK RD BALTIMORE MD 21212-1512	Principal Residence:	YES
		Deed Reference:	1) / 8126/ 8 2)

Location & Structure Information

Premises Address	Legal Description
7003 YORK RD	LT 10-11-12-13 100 N STONELEIGH RD STONELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	130				2	10	2	Plat Ref: 7/ 53

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,626 SF	12,400.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	135,100	183,100		
Improvements:	111,660	195,330		
Total:	246,760	378,430	290,650	334,540
Preferential Land:	0	0	0	0

Transfer Information

Seller: SELBY GERARD ALEXANDER	Date: 03/16/1989	Price: \$186,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8126/ 8	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw5.1)

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New Search

Account Identifier: District - 09 **Account Number -** 0918102950

Owner Information

Owner Name:	LAWRENCE MICHAEL T LAWRENCE JENNIFER A	Use:	RESIDENTIAL
Mailing Address:	500 STONELEIGH RD BALTIMORE MD 21212-1643	Principal Residence:	YES
		Deed Reference:	1) /25704/ 477 2)

Location & Structure Information

Premises Address	Legal Description
500 STONELEIGH RD	LT 18-19-20 500 STONELEIGH RD TONELEIGH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
80	2	130				2	18	2	Plat Ref: 7/ 87

Special Tax Areas	Town Ad Valorem Tax Class
-------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1927	2,618 SF	9,432.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2008	07/01/2009
Land	134,350	182,350		
Improvements:	359,490	390,380		
Total:	493,840	572,730	520,136	546,432
Preferential Land:	0	0	0	0

Transfer Information

Seller: PACE GARY M	Date: 02/02/2000	Price: \$242,500
Type: IMPROVED ARMS-LENGTH	Deed1: /25704/ 477	Deed2:
Seller: WEINERT HOWARD L	Date: 09/23/1993	Price: \$195,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10031/ 314	Deed2:
Seller: WEINERT ROBERT M	Date: 08/29/1986	Price: \$85,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7252/	Deed2:

Exemption Information

Partial Exempt Assessments		Class	07/01/2008	07/01/2009
County	000		0	0
State	000		0	0
Municipal	000		0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

Case No.: 2009-0313-SPHA

Exhibit Sheet

Petitioner/Developer

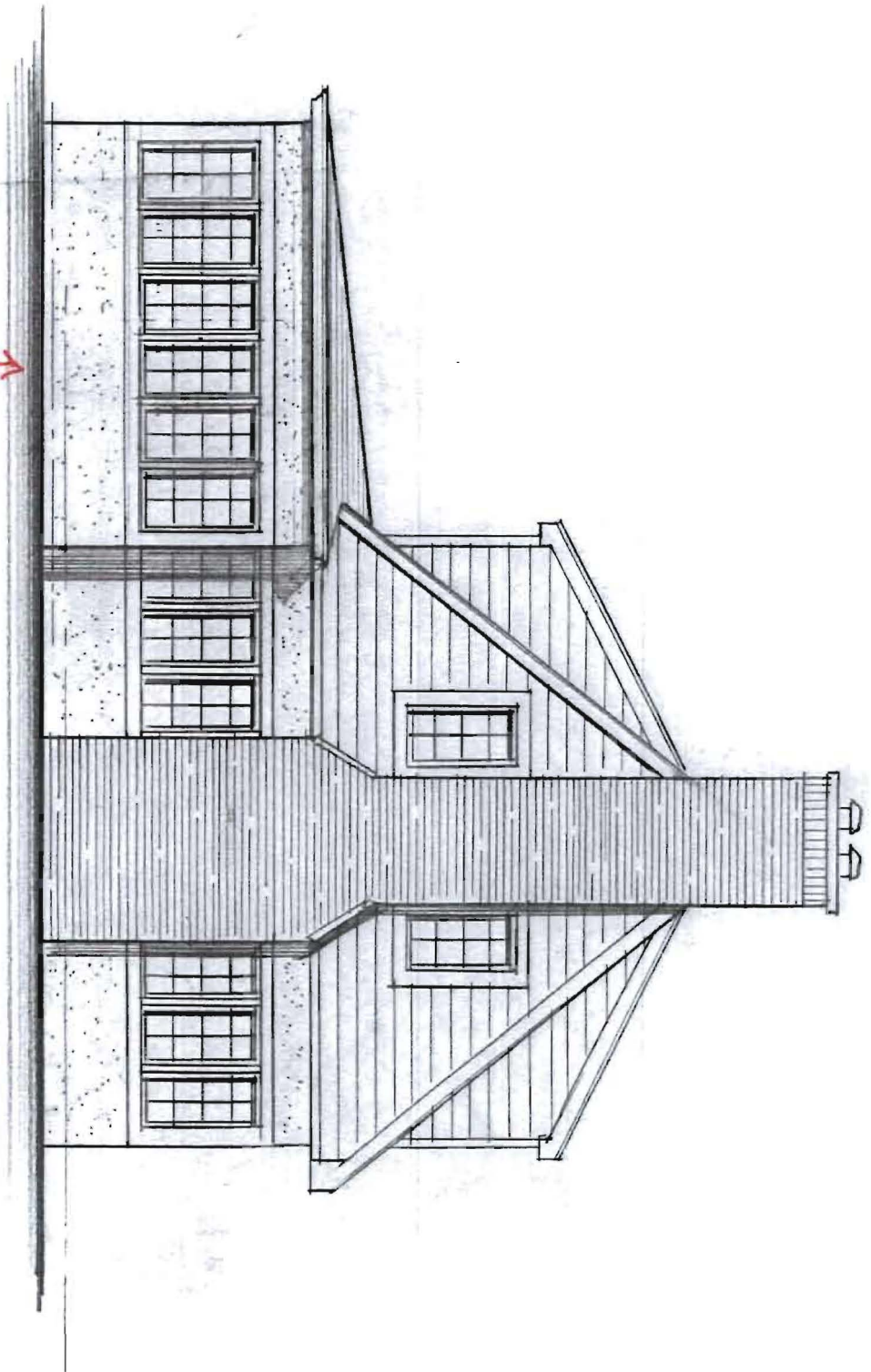
Protestant

No. 1	Site Plan	Photos of Petitioner's TRELLIS
No. 2	BLDG ELEVATIONS	OLD Site Plan 04-585-A
No. 3	Photo's Existing Conditions	10/24/08 Letter Concerning Legitimacy of Existing trellis structure
No. 4	Photo OF SCREENING	Stoneleigh Design Review Criteria
No. 5		
No. 6		

Aaron - 2:25 8/4
 - talked back 8/5/09
 - advised him to call zoning commission about the zoning order
 Mike Lawrence
 410-530-8764 Aaron
 Bill Wiseman - talk to Tim
 Tim - NO. Re-file new case
 AT - NO
 M: letter 11/08
 500 Stoneleigh Rd.
 DD - NO

* Bill Wiseman referred this case to zoning office & to the Director for reconsideration.
 410-530-8764
 spoke to Tim Kotroco & Carl Richards on 8/5/09.

* zoning order has conditions that the petitioner failed to comply and a new petition must be re-filed per Tim & Carl
 * Informed the petitioner Aaron Mike Lawrence on 8/6/09 8/5/09



Pearl yard

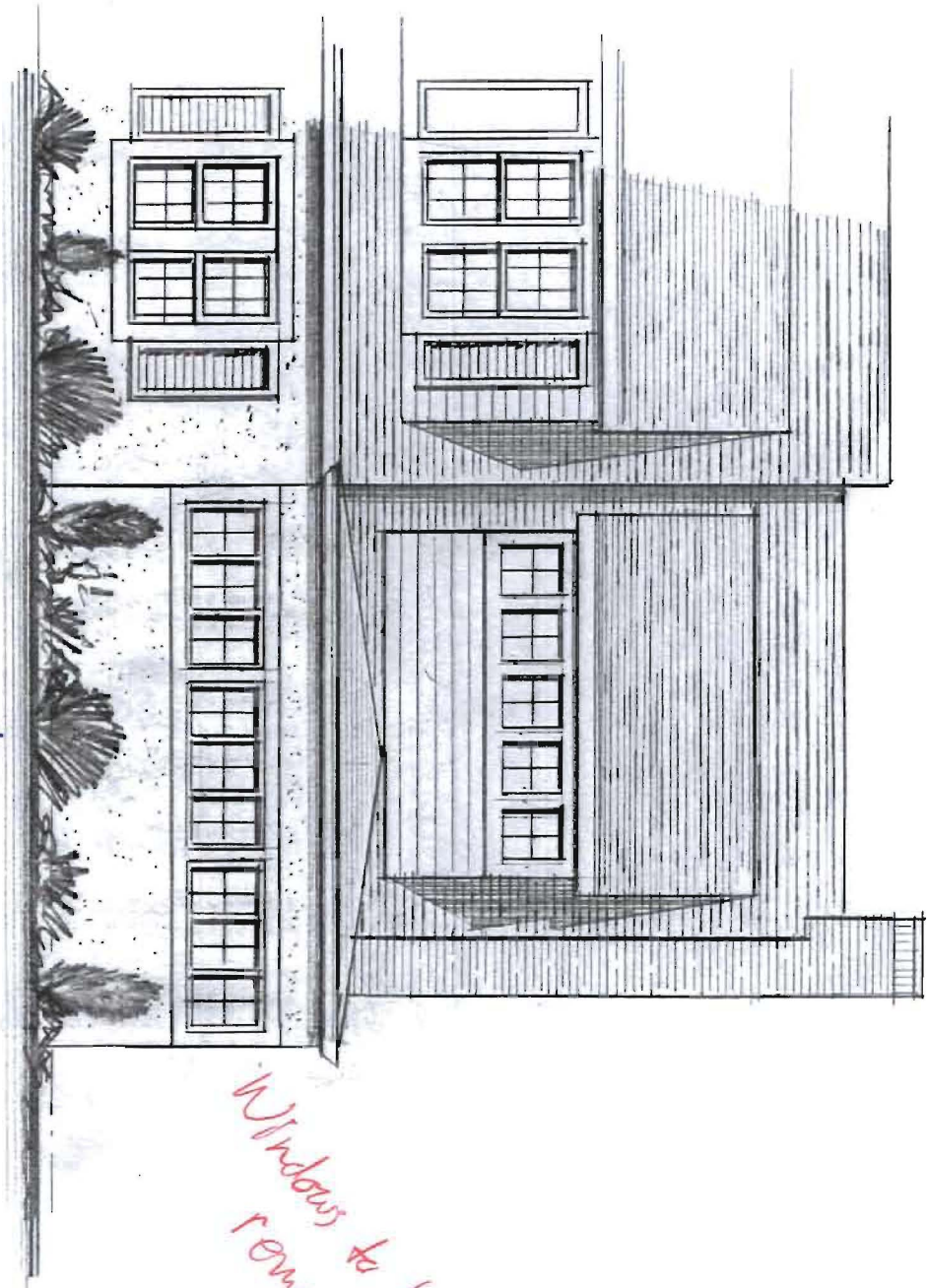
PETITIONER'S

EXHIBIT NO.

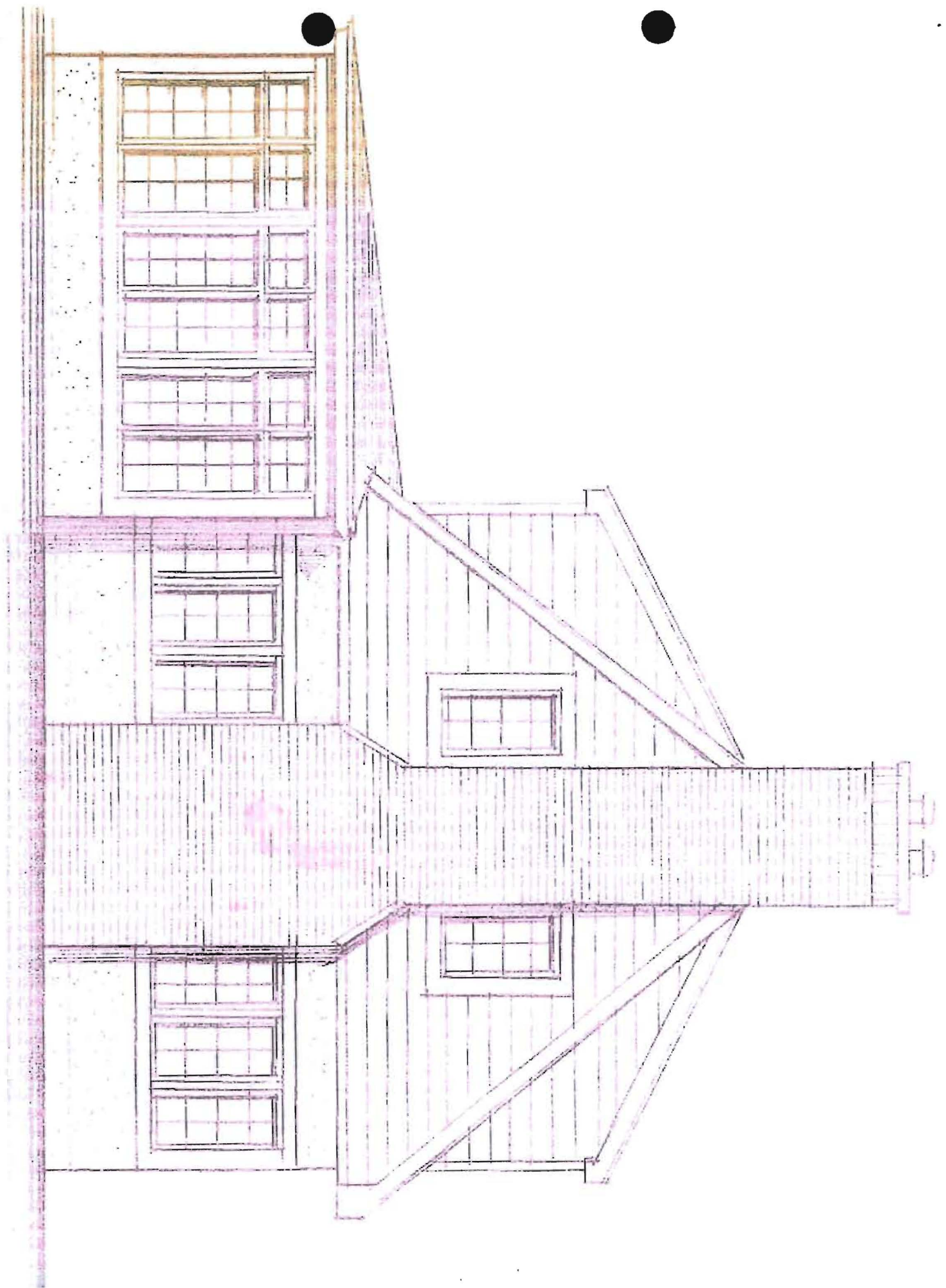
2

2009-0313-SPHA

1
Jung 502

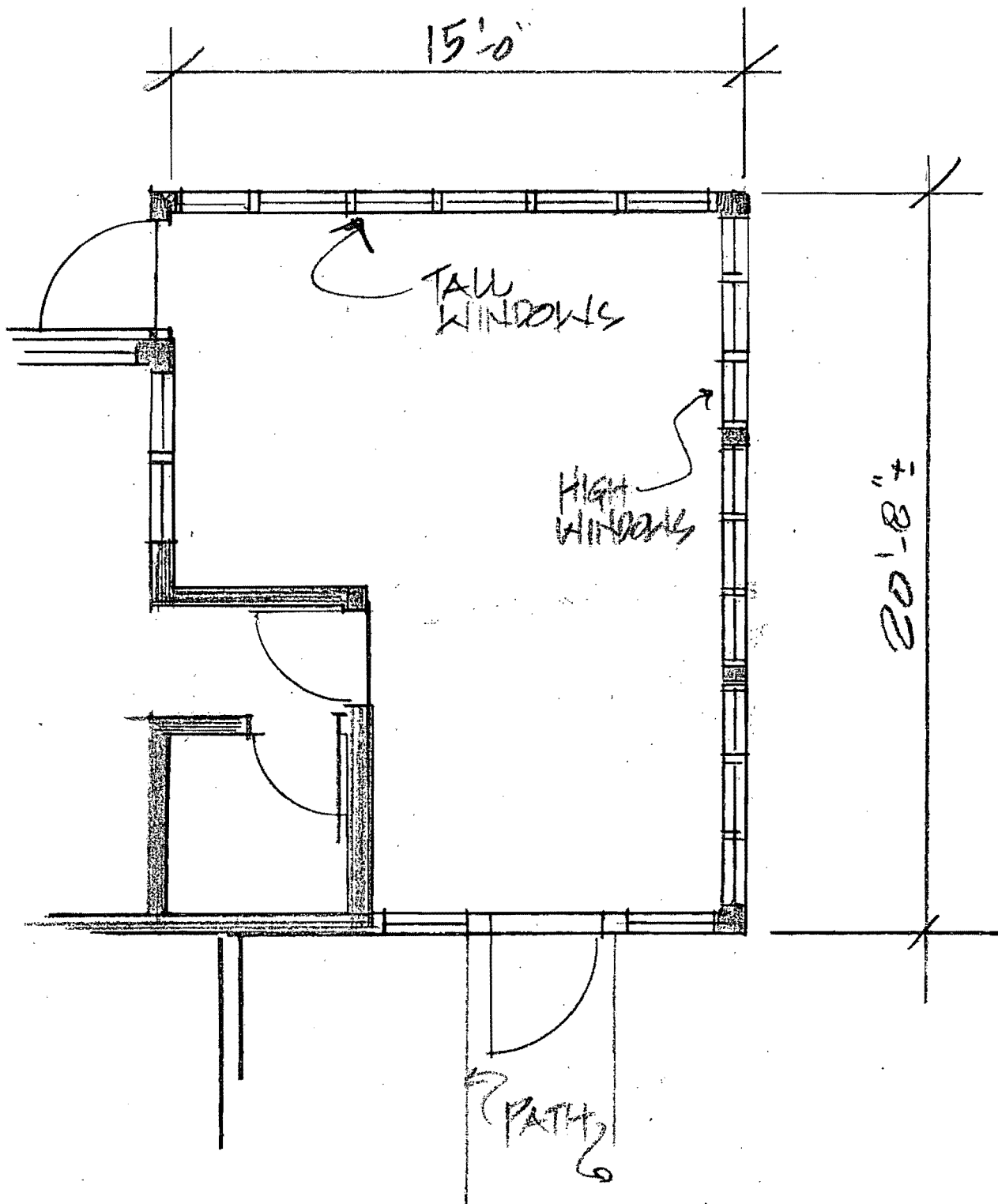


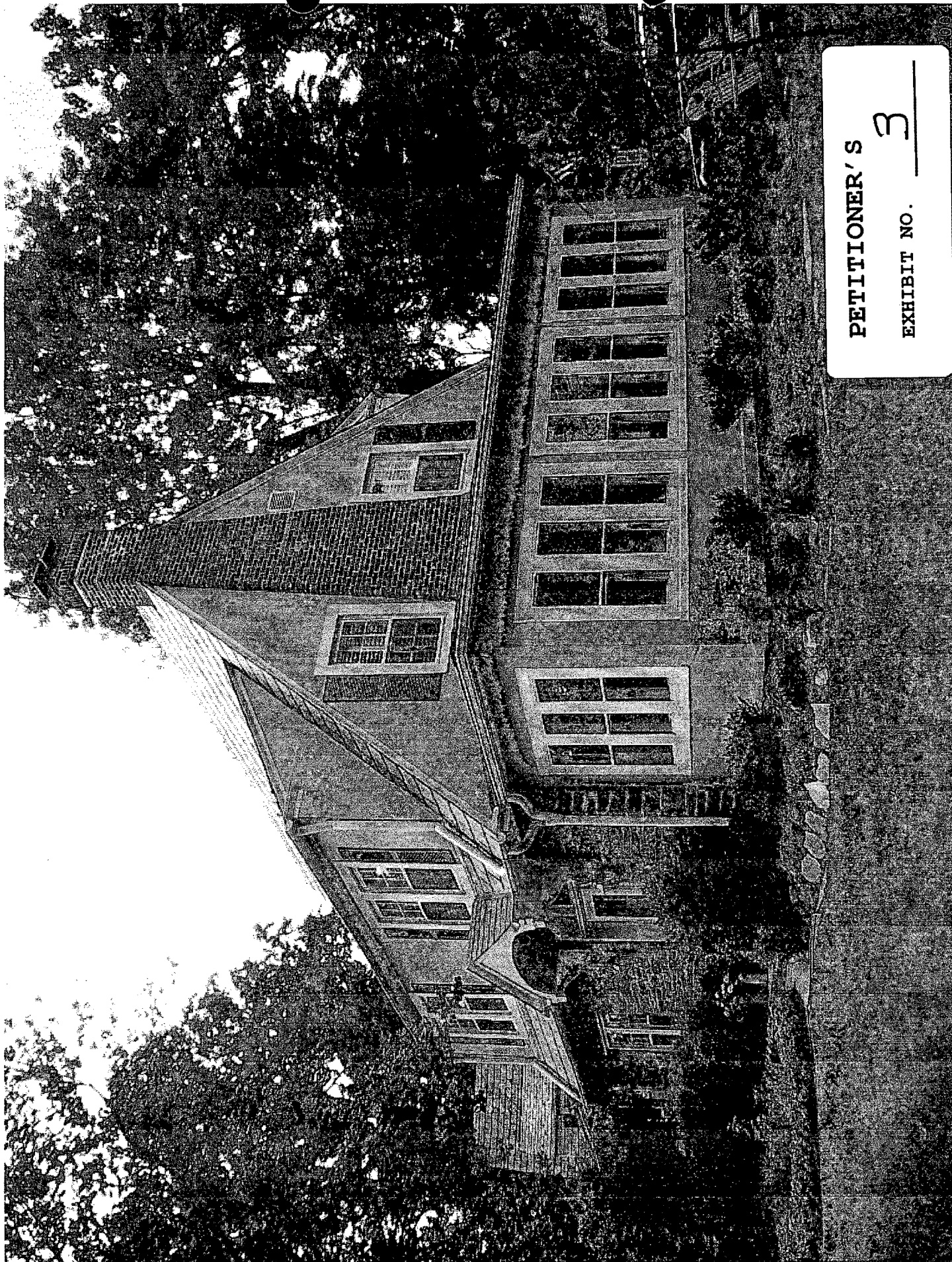
Windows to be
removed!!
MC





TO GARDEN OF
S. 1000





PETITIONER'S
EXHIBIT NO. 3

2009-0313-SPHA

XHds-3130-6002





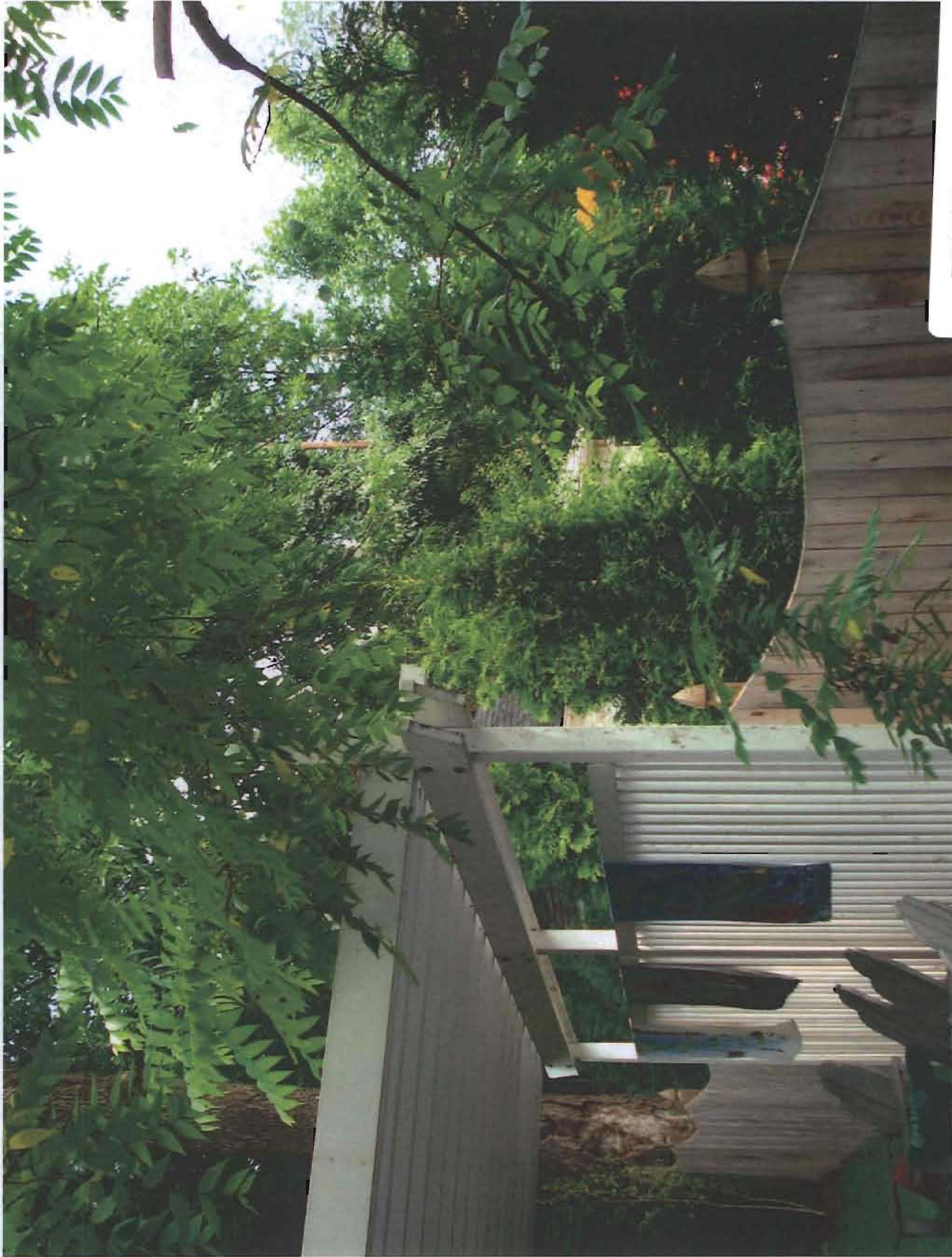
2009-0313-SPTA

A photograph of a wooden deck with a railing, overlooking a lush green lawn and trees. A white plastic chair is visible on the deck. The deck is made of light-colored wood and has a simple railing. The lawn is green and well-maintained, with trees in the background. The scene is captured from a slightly elevated angle, looking down at the deck and the lawn.





2009-0313-SPTA

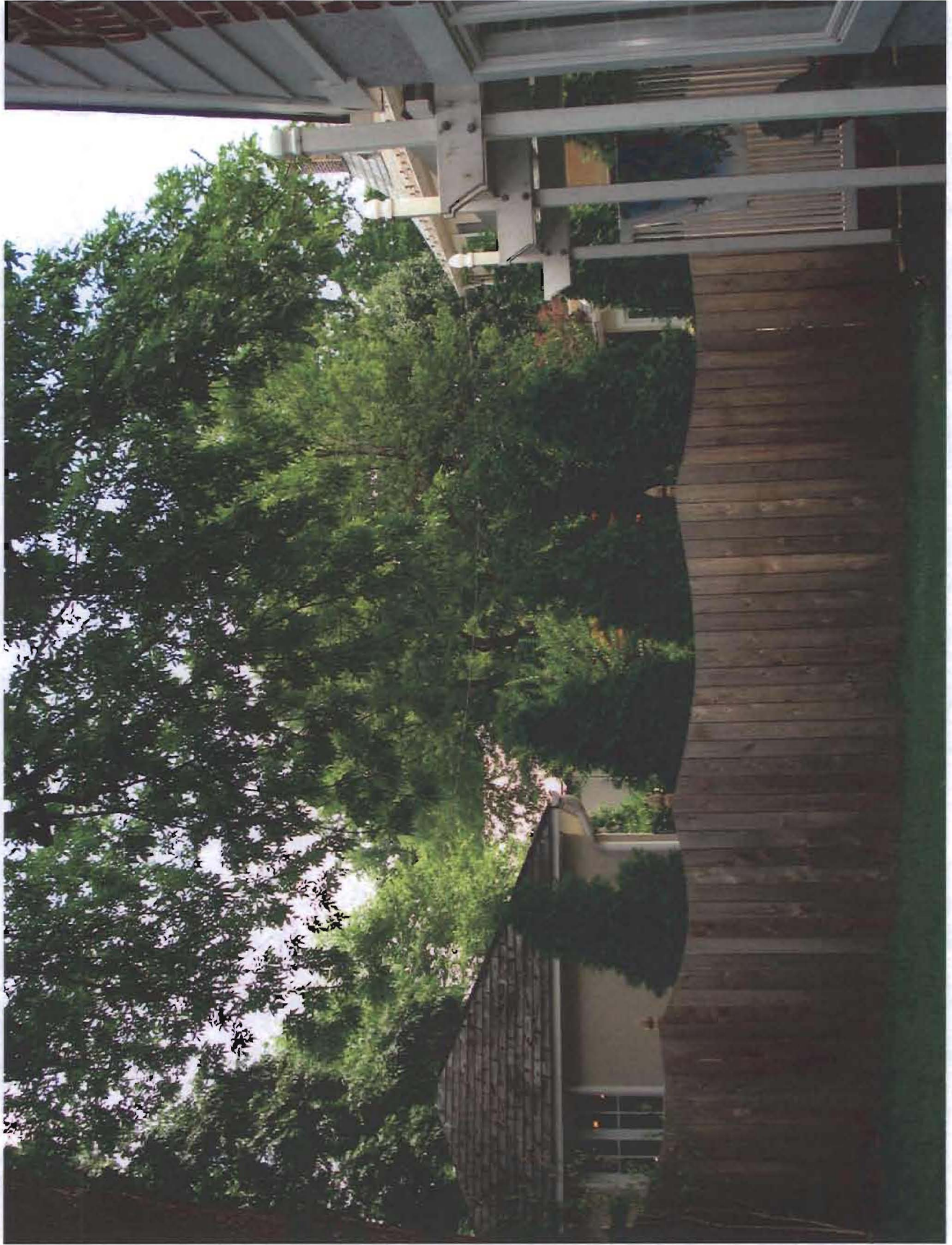


PETITIONER'S

EXHIBIT NO.

4

Paltell 1



Pattell &

Case No.: 2009-0313-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

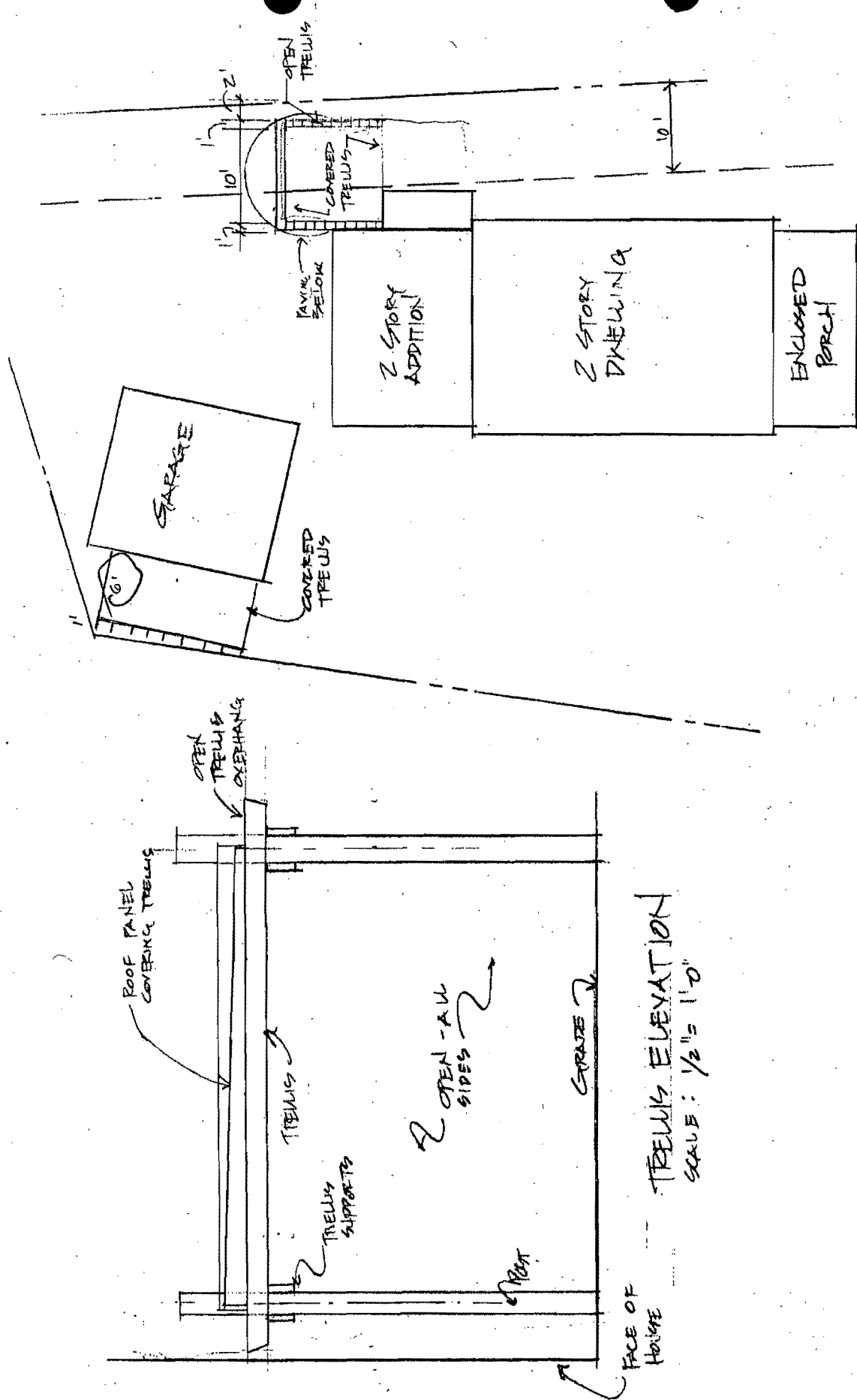
No. 1	Site Plan	Photos of Petitioner's TRELLAS
No. 2	BLDG ELEVATIONS	OLD Site Plan 04-585-A
No. 3	Photo's Existing Conditions	10/24/08 Letter Concerning Legitimacy of Existing trellis structure.
No. 4	Photo OF SCREENING	Stonleigh Design Review Criteria
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PROTESTANT' S

EXHIBIT NO. 1A





SITE PLAN

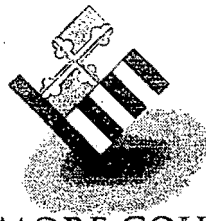
#585

1" = 10'

PROTESTANT'S

EXHIBIT NO. 2

500 STONEBLENCH



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 24, 2008

Michael and Jennifer Lawrence
500 Stoneleigh Road
Baltimore, Maryland 21212

Dear Sir/Madam:

RE: 500 Stoneleigh Road, Spirit and Intent
9th Election District

PROTESTANT' S

EXHIBIT NO.

3

Your recent Spirit and Intent letter to Mr. Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. In your letter you requested that you intended to raise the roof of the existing detached garage to maximum allowed 15 feet, and, install water/septic for a bathroom and utility sink (previously approved by Zoning Case no. 06-250-SPHA), and enclose the existing attached trellis on the east side of the house (granted by Zoning Case no. 04-585-A) to become a sunroom. After careful review of all previous Zoning Cases, permit history, and my consultation with Mr. Thomas Bostwick, Deputy Zoning Commissioner, the following has been determined.

A. Zoning Case no. 04-585-A dated July 2, 2004 granted for a) an accessory structure (trellis attached to an existing garage), and b) open projection (trellis attached to the house). A building permit no. B557779 was issued on 05/28/2004, before the said zoning order, for a proposed addition and trellis on rear of the dwelling with a side setback of 7.5 feet. The as-built trellis as shown in the plan of your 04/22/2008 petition for a Special Hearing and Variance (Case no. 2008-0516-SPHA) indicated a 2 feet side setback that was granted by Case no. 04-585-A. **Our file indicated that no subsequent building permit had been issued to effect the change of the side setback from 7.5 to 2 feet.**

B. Zoning Case no 06-250-SPHA dated January 12, 2006 granted an accessory structure garage height of 20 feet for an in-law apartment. This Zoning Order imposed restrictions that **"Within sixty (60) days** of the date thereof, the Petitioners shall record in the Land Records of Baltimore County a covenant to the deed for their property **restricting the use of the in-law apartment to Thomas and Bernadette Lawrence and no others**, and that, a copy of the recorded covenant shall be submitted to the Department of Permits and Development Management for inclusion in the case file". The covenant submitted by you indicated that it **was witnessed and sealed on 29th of May, 2007, fourteen (14) months after the stipulated 60 days period.** Further, that the covenant contained language for the conversion of the garage to **an apartment for family and**

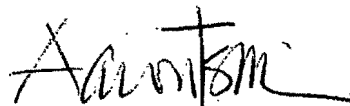
friends, and also, that the garage addition shall be used as living quarters for family and close friends. Despite the Order's clear restrictions, you failed to record the covenant in a timely manner and adopted entirely different uses and/or languages in the covenant that deviated from the restrictions of the Zoning Order. In this connection, the Zoning Office will not process any building permits pertaining to Zoning Case no. 06-250-SPHA as a result of your non-compliance of the Zoning Order.

C. Zoning Case no. 2008-0516-SPHA requesting relief from Cases no. 06-250-SPHA and 04-585-A to permit a second floor addition to be used as guest quarters in addition to the in-law apartment, to amend the height from 20 feet to 25 feet, and to add a second trellis in front of the trellis of the detached garage. During the hearing on Monday, July 14, 2008, you indicated to the Deputy Zoning Commissioner that there would be potential changes in your design, and, you were directed to return to Zoning Review Office to clarify and/or "clean up" exactly what relief you are seeking.

For all the foregoing considerations and the proposed new changes as stated in your Spirit and Intent letter abovementioned, you are required that a Special Hearing and/or Variance be filed for all the proposed additions, changes, and uses, and a new hearing will be re-scheduled and reposted.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Sincerely,



Aaron Tsui

Planner II, Zoning Review

File: 08-472

c.c. Zoning Case files no.2008-0516-SPHA,
06-250-SPHA, & 04-585-A
Mr. Thomas Bostwick – Deputy Zoning Commissioner
Mr. Jim Thompson – Code Enforcement

SPIRIT AND INTENT LETTER

To: AT
10/17/08

Michael and Jennifer Lawrence
500 Stoneleigh Rd
Baltimore, MD 21212

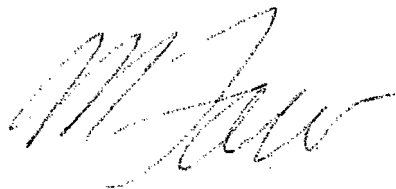
We request several changes be made to the approved permit for our variance/covenant granted by the Zoning Commissioner of Baltimore County (Case No.06-250-SPHA) and added to our Deed (recorded in the Land Records of Baltimore County in Liber SM 10031 folio 314).

Our surrounding neighbors (7001 York Rd, 7003 York Rd and 502 Stoneleigh Rd) have now expressed concerns about the plans for the construction of a two story structure at the site of our present detached garage. It should be noted that these same neighbors did not express concerns of said structure at the time that the variance was approved. Their signatures signify their support at that time.

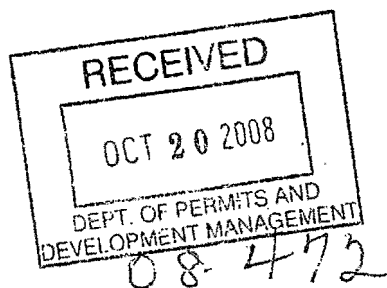
To appease our neighbors we have decided not to build a two story structure. We are now requesting the following items be approved by Zoning Review in lieu of the approved two story structure. First, raise the roof of the existing detached garage to 15 feet (the legal maximum height for a garage). Second, install water/septic for a bathroom and utility sink (previously granted in Case No. 06-250-SPHA). Third, enclose the existing attached covered trellis on the east side of the house (granted by the Zoning Commissioner in Case No. 04-585-A). The trellis would become a sun room to be used throughout the year. It would have heat and air conditioning.

Thank you.

Michael T Lawrence



Jennifer A Lawrence



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 5/29/04
OEA: 4/AKT
HISTORIC DISTRICT/BLDG.

PERMIT #: B 557779
RECEIPT #: 4496029
CONTROL #: MR
XREF #:

PROPERTY ADDRESS: 500 STONELEIGH RD
SUITE/SPACE/FLOOR:
SUBDIV:
TAX ACCOUNT #: 0918102995
OWNER'S INFORMATION (LAST, FIRST):
NAME: LAURENCE, MICHAEL T. + Jennifer
ADDR: 500 STONELEIGH RD
21212-1643

FEE: 600+55=655.00
PAID BY:
INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION

NAME: JAMES NOVOTNY
COMPANY: NOVOTNY ASSOCIATES
STREET: 30004 WOODLEA AVE.
CITY, ST, ZIP: BALTIMORE MD 21214
PHONE #: 410-426-5931 MHIC # N/A
APPLICANT SIGNATURE: [Signature] DR# 0
PLANS: CONST PLOT PLAN DATA EL PL 1
TENANT:
CONTR: N/A TO BE DETERMINED
ENGR:
SELLR:
DOES THIS BLDG. HAVE SPRINKLERS YES - NO -

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ☒ ADDITION
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY (ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. BLOCK
3. ☒ CONCRETE

BASEMENT

1. ☒ FULL
2. PARTIAL
3. NONE

DESCRIBE PROPOSED WORK:

CONST 2STY W/BSMT ADDN ON REAR OF SFD. TO BE 1ST FL FAMILIAL W/FP (outside proj NOT TO EXCEED 4'x10'), 2ND FL MASTER BEDRM + BATH, BSMT - PENYACTIVITY RM. 10 STK FR BLDG - 10'x15' = 150 SF TOTAL (CA FL 3308)

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT)
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SWIMMING POOL SPECIFY TYPE
21. TANK, TOWER
22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
2. ☒ WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS
2. OIL
3. ELECTRICITY
4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
2. PRIVATE SYSTEM SEPTIC EXISTS PROPOSED

CENTRAL AIR: 1. 2.
ESTIMATED COST: \$95,000
OF MATERIALS AND LABOR

PROPOSED USE:
EXISTING USE: SFD + ADDN

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

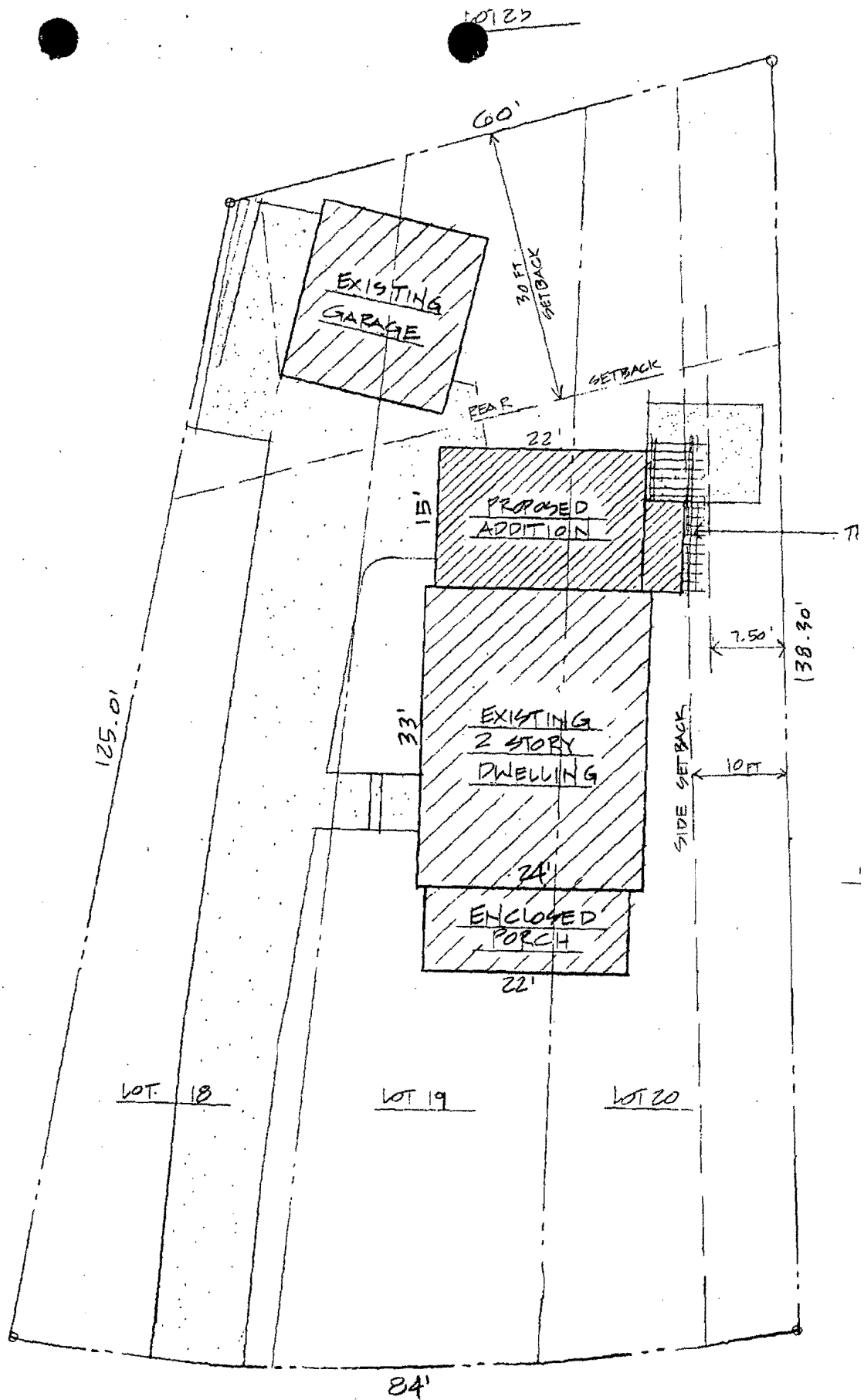
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. YES 2. NO BATHROOMS CLASS 07 FOLIO 87
POWDER ROOMS KITCHENS LIBER

APPROVAL SIGNATURES

DATE

BUILDING SIZE: 1002
FLOOR: 2
WIDTH: 28
DEPTH: 28
HEIGHT: 18
STORIES: 1
LOT #3: 18
CORNER LOT: 1
1. YES 2. NO ZONING: DR5.5
LOT SIZE AND SETBACKS: 94325
FRONT STREET:
SIDE STREET:
FRONT SETBK: 10
SIDE SETBK: 10
SIDE STR SETBK: 10
REAR SETBK: 10
BLD INSP:
BLD PLAN:
FIRE:
SEDI CTL:
ZONING:
PUB SERV:
ENVRMT:
PERMITS: DAI/AKT-P
DATE: 5/29/04

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



SITE PLAN

SCALE : 1" = 10'

Community Design Review

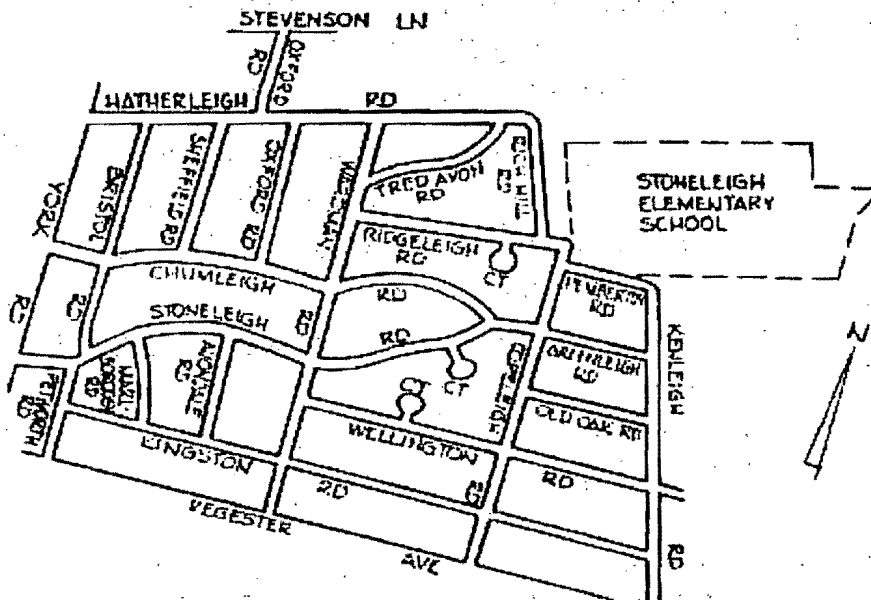
Background

When Stoneleigh was first developed, a set of covenants were placed in effect that included regulations more stringent than local jurisdiction law. Today, the community is governed by the Baltimore County Zoning and Building Codes which establish all restrictions and regulate all improvements for properties and homes. The Baltimore County web site www.co.ba.md.us provides a useful reference resource for residents who wish to obtain general code information. The web site also provides specific information and online forms for the most common types of required permits.

Good Neighbor Design Review Policy

The Board of Governors has adopted a policy of requesting all residents to submit proposed property and house improvements to the Improvements and Restrictions Committee for its review. In addition, the board requests a letter be submitted with the drawing package that indicates the homeowner has contacted bordering neighbors and informed them of the improvement plans.

Any resident seeking a zoning variance must present the Board with signed consents from the neighbors immediately adjacent to their property. In the absence of such written consent, the Board shall oppose the variance. Even if there is consent from the immediate neighbors, the Board reserves the right to challenge a variance if it is deemed inconsistent with the neighborhood design standards.



-24-

PROTESTANT' S

EXHIBIT NO. 4

Stoneleigh

community website

News

Calendar

Stoneleighite

Community Association

Community Design Review

Swimming Pool

Citizens on Patrol

History & Photo Tour

Contact Us

Greening & Recycling

Upcoming events

- **Stoneleigh Annual Kid's Try-Athlon**
(43 days)
- **Annual Labor Day Fair**
(45 days)
- **Dumpster Day**
(64 days)
- **Oktoberfest**
(85 days)
- **Kid's Halloween Party**
(93 days)
- **Breakfast with Santa**
(134 days)



more

Newsletter

If you are a member of the community and are interested in joining the email list, please fill out the form below.

E-mail: *

Submit

Dumpster Day October 2006

History & Photo Tour

ORIGIN OF STREET NAMES IN STONELEIGH

Regester Avenue – named for John Regester, iron founder of Baltimore.

Bristol, Oxford and Sheffield Roads – all named for English cities.

Kingston Road – there are about a dozen Kingstons in England, the most important being a London suburb on the Thames River; Kingston Road was probably named for this town.

Chumleigh Road (proper spelling Chulmleigh) – named for village in county of Devonshire, England.

Marlborough Road – named for town in county of Wiltshire, England.

Wellington Road – named for town in the county of Shropshire, England, or for the Duke of Wellington.

Hatherleigh Road – named for town in the county of Devonshire, England

Petworth Road – named for town in the county of Surrey, England.

Stoneleigh Road – named for the estate; see A Brief History of Stoneleigh for speculation as to origin of name.

Tred Avon Road – named for river on eastern shore near Easton.

Copeleigh, Greenleigh, Kenleigh, and Ridgeleigh Roads – all appear to be synthetic names based on the "leigh" suffix, in England, particularly in the southern part thereof, there are many towns and villages with names terminating in "leigh."

Avondale, Old Oak, Pemberton, Rich Hill and Wardman Roads – these appear to be names chosen for their aesthetic appeal without any other specific basis.

HISTORY OF STONELEIGH

As a distinctive suburb of the city of Baltimore, Stoneleigh dates back to the days immediately following World War I. But for generations before our community was ever developed, Stoneleigh was a name well known in Baltimore County. It was the name of a notable manor house, redolent of stately Victorian charm, which was a landmark in the county for more than a century before it vanished into the mists of time in 1956.

Stoneleigh, the suburban community, stands upon the estate, which surrounded Stoneleigh House and takes its

Photo Tour

View a Photo Tour of historic Stoneleigh.

**Dumpster Day October
2006**

name from the picturesque old building. Thus Stoneleigh, the suburb in which we live, comes by its name honestly. It is not a mere mellifluous name dreamed up by a real estate developer. The name has solid historic significance.

Before any further discussion of Stoneleigh House is undertaken, however, it might be profitable to look back far into the past to establish who originally owned the land on which Stoneleigh community stands....

Old Maryland records show that in the early 1700's a certain James Govane emigrated from Scotland to this colony. His son, William Govane, became a ship owner and importer of Annapolis. It appears that William Govane foresaw that Baltimore would sometime eclipse Annapolis as a port and trading center, for in 1755 he applied to Frederick Calvert, the sixth Lord of Baltimore, for a grant of land in Baltimore County. The Lord Proprietary complied by issuing to Govane a patent for a large tract of land "on the ridge of high ground dividing the watersheds of Herring Run and Jones Falls, four or five miles north of Baltimore Town."

Govane, anticipating Lord Baltimore's generosity, had already moved to the property and established his home at an estate which he named Drumqhasle, on a winding road which led northward from Baltimore to other estates in the central part of the county and eventually to York, Pa. This ancient road, once called Betty Bush Lane, later became known as Bellona Avenue, named for the Roman goddess of war because a powder mill was established upon it. The York road as we know it today did not then exist.

As time passed Govane found that his property was too large for him or his son James to operate effectively as a plantation. He began selling small tracts bordering on Bellona Avenue, so that eventually a village grew up which became known as Govane's Town. In time the name Govane's Town became abbreviated to Govanstown - now known as Govans.

By 1786 a distinct need had developed for an improved and more direct road between Baltimore and York. Accordingly, Baltimore County was authorized to construct a turnpike "to increase the commerce" between the two cities. This turnpike which became today's York Road, was surveyed and in the upper portion of the county in general followed the route of the old road; but nearing Baltimore it broke away from the winding Bellona Avenue, led directly from the north to the crossing of the Joppa Road where Towsontown (now Towson) grew up, then swung southward to follow the ridge of high ground forming the backbone of the Govane estate until it entered growing Baltimore Town. During the first half of the Nineteenth Century, following the death of William Govane, his great estate was further broken up into smaller tracts with the major portion passing to one of his descendants, Govane Howard. The York Road, becoming increasingly important, in 1847 attained the dignity of having an omnibus line operating from Govanstown to Towsontown, the latter soon (1851) to become capitol of Baltimore County

following the political separation of Baltimore City and the county.

We of the present age are familiar with the so-called "flight to the suburbs" whereby many families living in the congested areas of large cities tend to move to the more spacious regions beyond the municipal boundaries. It may be surprising to some that such a move was in progress – for those who could afford to do so – as far back as 1850. In that year one Robert P. Brown, whose family was in Baltimore on Holliday Street, at or near where the City Hall now stands, decided that living conditions in the center of a fast growing city has become intolerable. Brown was wealthy enough to move into more favorable surroundings. His father, Dr. George Brown, was a native of Ireland who had emigrated to Baltimore in time to benefit from the city's post-Revolutionary growth and who became not only the founder of the old Baltimore Medical College but also was the first president of the University of Maryland's Board of Regents. Dr. Brown prospered and his son Robert inherited ample funds.

And so in 1850 Robert P. Brown bought from Govane Howard a tract of 230 acres of land on York Road five miles north of the city. In 1852 he began construction of a family home on his newly acquired estate.

He called it Stoneleigh House. From it, as mentioned above, the suburb of Stoneleigh derives its name.

Just why did Brown bestow the name Stoneleigh on his property? There is no certain answer to that question. One version is that the estate was named "after Stoneleigh Abbey in England." There is indeed a Stoneleigh Abbey in England, but it is by no means well known and has, so far as the records show, no connection with the Brown family. Furthermore, Dr. Brown is known to have emigrated from Ireland, and if he were a true Irishman he would have nothing to do with things English. Another version is that the name Stoneleigh has a dual derivation – the "stone" from the stony soil on which the estate was located and the "leigh" from a family of that name into which the Browns are understood to have married. Some support is given to that theory by the fact that the granddaughter of Stoneleigh's builder, Robert P. Brown, was named Mary Leigh Brown.

Whatever the origin of the name, Stoneleigh House became a show place which was to endure for more than a century.

Robert P. Brown spared no expense in building his new home. To design it he engaged the distinguished Viennese architect John Rudolph Niernsee, who also designed the Jenck's house at 1 West Mount Vernon Place in Baltimore. Niernsee's plans called for a country seat of 22 rooms in the Italian villa style then becoming popular in the United States. Rooms on the first floor had ceilings 13 feet high; those on the second floor 11 feet high. Bricks used in the house were of the finest quality. Tin for the roof was imported from overseas. Furnishings were of the best that

the times afforded – Empire and Victorian pieces tastefully intermingled with a few Eighteenth Century tables and linen presses from the old Brown Home on Holliday Street.

Robert P. Brown personally selected the site for the house, at the end of a curving lane linking the grounds with York Road. Along the lane Brown planted noble trees which still stand. Around the house he laid out formal gardens, built stables and tenant's quarters and a greenhouse, established a small lake for production of ice in the winter and beside it built an icehouse.

Cost of the main house was \$15,738.94, as shown by the contractor's final bill, still in possession of members of the Brown family. Outbuildings ran the initial cost of the entire building program up to \$17,381.94.

Stoneleigh House became the home of the Brown family for four generations. Robert P. Brown the builder had one son, George Brown, born in 1828 and therefore 24 years old when the family moved to Stoneleigh. George Brown had three daughters, and in time the house became the scene of many lavish parties. Apparently Brown found 230 acres more than adequate for the gracious living of his time, for he eventually sold 100 acres to a member of the family who created an estate called Anneslie. The Anneslie mansion house, dignified but less pretentious than the Stoneleigh House, still stands on Dunkirk Road and gave its name to the suburb of Anneslie, southward of Stoneleigh.

Of George Brown, master of Stoneleigh House in the days following the Civil War, a genealogical-biographical volume dealing with "the leading families of the City of Baltimore and Baltimore County" says: "Inheriting a very large estate, our subject was not obliged to work for a livelihood, but gave his attention to the supervision of his valuable interests. His home on the York Road was a beautiful place, containing about one hundred and thirty acres of valuable land."

Two of the Brown girls married, but Miss Mary Leigh Brown, third of the daughters of George Brown, remained a spinster and continued to live in Stoneleigh House. In the Gay Nineties, Stoneleigh House was one of a succession of great estates which bordered York Road – estates such as Guilford, the A. S. Abell property; Kernewood, the estate of D. S. Wilson; the vast Homeland estate of David M. Perine; Ravenswood, the Dr. John A. Craig estate; and Evesham, the H. J. Johnson, Jr. estate. The extensive properties of the Myers family lay north of Evesham. Back from York Road on the west was Drumqhasle, the original name of the Govane Howard estate but now applied to property owned by H. M. Bush. Later the name Drumqhasle was to be transferred to property on York Road north of Walker Avenue – the property on which once stood the Stewart and Co. suburban department store and its adjacent shopping center. The name Drumcastle as given to an apartment development on Walker Avenue behind the shopping center is an Anglicization of what may have been

originally a Welch place name.

North of Walker Avenue was Anneslie, owned by the Harrison family in the 1890's. Stoneleigh, as we have seen, lay north of Anneslie, and the two properties were separated then as now by Regester Avenue, which took its name from John Regester, Baltimore iron founder who owned property in the area now known as Idlewyde and who acquired a right-of-way from the Harrisons and Browns in order to have an exit from York Road. North of Stoneleigh was the John Stevenson estate, which gave its name to the present Stevenson Lane and on which the suburb of Wiltondale now stands.

An important factor in the growth of York Road suburbs as the city pushed northward was their accessibility. The original omnibus line of 1847 was succeeded in 1863 by horse cars operating on rails laid on the east side of York Road all the way to Towson. These same rails were used by trolleys when the lines were electrified. Slowly but surely Baltimore expanded until Govanstown was engulfed and the suburban developments of Cedarcroft, Pinehurst and others were created even farther out York Road.

World War I found Baltimore growing faster than ever as thousands descended upon the city to work in the shipyards and war equipment plants. In 1919 the city line was established just above Walker Avenue on York Road, but already the Anneslie estate had been carved into building lots for the burgeoning population of Baltimore. The expansion continued when the war ended.

It was thus inevitable that Stoneleigh estate must become a suburban development. The gently rolling fields around Stoneleigh House, the extensive frontage on York Road, the natural beauty resulting from the hundreds of trees that George Brown had planted and nurtured, and the favorable location just beyond the new city line all combined into a powerful lure for those of the real estate fraternity. Various proposals were made to Miss Mary Leigh Brown, the occupant of Stoneleigh House, and the other heirs. A development plan advanced in 1922 by a group of men headed by Irvin E. Butler, who had been associated with the buildup of Roland Park and Guilford in Baltimore, was accepted. Immediately an organization known as the Stoneleigh Corporation was formed, with Mr. Butler as president.

The development plan called for the corporation to acquire approximately 110 acres to be divided into building lots, with Miss Brown and the other heirs to retain title to Stoneleigh House and about 19 to 20 acres surrounding it, in the center of the new development. From the very first, the plans called for the creation of a superior type of residential suburb and for that we of Stoneleigh today must indeed be grateful.

A newspaper account of the Stoneleigh project, dated May 27, 1923, states that construction of roads and improvements in the area had been in progress for several months and that lots were being laid out in preparation for building operations. The account goes on

to say:

"Landscape and building architects who planned the Guilford sections have been put in charge of all plans of the (Stoneleigh) community. Houses that are individual in their design and marks of beauty will be constructed.

It is the desire of the company to retain the original beauty and dignity of the old estate while constructing houses harmonizing with its natural outlines. Already it has been necessary to divert in some instances roadways in order that some giant poplar, old maple or gum tree, might not be sacrificed.

Present plans call for macadamizing roads throughout the development at a cost of more than \$15,000. Other improvements will cost the developments more than \$200,000 for the present year. The entrance, existing for years, will remain in its distinctive state, the developers promise. The site from the York Road has earned the name from motorist "The Terrace of Trees."

That was a reference, of course, to the winding tree-lined roadway which led from York Road into Stoneleigh House, and which was retained by the developers as one of the first designated streets in the community. It is the Stoneleigh Road of today. The newspaper article concludes by stating:

"Protective restrictions will be the rule of the owners in selling the property."

A street plan for the community, taking into account the natural contours of the land in relation to existing streets such as York Road and Regester Avenue, was a basic attraction of the new suburb. The Stoneleigh Corporation not only sold building lots, but to give the community a good start, began construction of homes for sale in an effort to establish the architectural tone of the community. Most of the homes built by the corporation were of stucco or masonry construction and were scattered about the community one or two to a block to give an appearance of active building all over the suburb. Anyone strolling around Stoneleigh today can easily pick out these sturdy comfortable-looking homes.

By 1924 things were booming in Stoneleigh. The corporation, alert to the needs of the community, established a facility called the Stoneleigh Club, which had as its principal objective the construction of a swimming pool primarily for the use of the residents. Brig. Gen. Robert J. Gill, one of the developers of Stoneleigh, is credited with originating the idea of constructing the pool. It was built on the site of the old Brown ice-pond, in the triangular block bounded by Hatherleigh Road, Tred Avon Road and Wardman Road. General Gill was much interested in Western Maryland College at that time and is said to have brought the college football team to train in Stoneleigh in the spring of 1925. In their spare time, according to the story, the players built the pool. It was opened formally on August 5, 1925, with speeches and music. Instantly it became the favored recreation spot of

hundreds.

Home-building continued apace in Stoneleigh, and by mid-1927 approximately 100 homes had been completed and occupied. Seven of these dwellings were built by the Stoneleigh Corporation "at a cost of \$70,000 to \$75,000," the architect being Harold Appleton Stilwell. Each house contained six rooms, a sun parlor and a bath. Eight additional homes were under construction at the time by private builders.

In 1929 the county took notice of the expansion of home-building in Stoneleigh and adjacent areas by erecting the Stoneleigh public school on a large lot at the head of Copeleigh and Kenleigh Roads, fronting on Pemberton Road. Home construction continued active on Wardman, Kingston, Avondale and Copeleigh Roads and in other sections. The pool, the new school and the obvious intention of the residents to maintain a high standard of life in the community, brought into Stoneleigh many young families who became solid residents. Some of them are still here – but no longer so young.

The financial panic of 1929, which started the Great Depression, inevitably had the effect of slowing the building boom not only in Stoneleigh but everywhere else. By the summer of 1930 the Stoneleigh Corporation was in trouble. In September, the corporation sold a large number of lots in Stoneleigh to the Parkway Development Corporation, which tried with only moderate success to market the lots at reduced prices. In 1931 the Stoneleigh Corporation, under the impact of the depression, went into bankruptcy and most of the its assets in the Stoneleigh area were taken over, under the mortgage arrangement, by the Baltimore Trust Company, at that time one of the city's largest financial institutions.

Collapse of the Stoneleigh Corporation meant that its "child", The Stoneleigh Club, was in difficulties. In a short time, the club vanished without a trace, and in February 1933 its charter was forfeited for nonpayment of franchise taxes. The swimming pool, however, continued to function under somewhat remote control by the Baltimore Trust Company, which took over under mortgage foreclosure the property on which the pool was located. For several years the trust company undertook to operate the pool by inviting the general public to use it on a fee basis, but this was a losing venture since the pool was not visible from York Road, few knew where to find it. In June 1937 the Suburban Finance Corporation, a liquidating agency for the Baltimore Trust Company announced its intention to dismantle the pool and sell the property for building lots.

If that had been done, Stoneleigh would have lost one of its most prized assets. Fortunately for all of us, the pool was saved. It was saved by a newly organized civic agency, the Stoneleigh Community Association, Inc.

This association, today one of the most active of its kind in the Baltimore suburban area, was formed in order to legally perpetuate the property covenants and restrictions

as originally established by the Stoneleigh Corporation. The bankruptcy of the corporation had meant, of course, that the covenants and restrictions perished with it unless they were assumed by another responsible agency. Several attempts had been made in the early 1930's to form community associations, but not until 1936 had it become urgent that the property owners organize for mutual protection. A few months after it was created with Alexander Gifford of Regester Avenue as president, the association was confronted with the pool crisis.

Obviously the first move was to find out if the people of Stoneleigh really wanted to keep what was described as the community's "greatest single asset." A specially appointed committee of the association made a survey and found that the residents did indeed want to preserve the pool. The sentiment was in fact almost unanimous. Suburban Finance proved to be highly cooperative. The firm first offered to sell to the association the pool and the entire triangular block in which it was located at a cost of \$17,500, less the estimated \$5,000 cost of dismantling and filling in the pool, or a net cost to the association of \$12,500. In those depression-ridden days that was a large sum. When the committee expressed doubt at its ability to raise that much money, Suburban Finance made a second proposal. It would sell the pool and the surrounding property, with the exception of the building lots fronting on Wardman Road, for \$6,000.

That, so far as the Stoneleigh Community Association was concerned, was a reasonable and even generous offer. Under association sponsorship a community stock company known as the Stoneleigh Pool, Inc., was formed to acquire title to the pool property and to finance its purchase, with actual management in the hands of a Pool Operating Committee of the association. Residents of Stoneleigh were then asked to "buy stock" in The Stoneleigh Pool, Inc., under a sound financing plan calling for full repayment to purchasers over a 10 year period and with interest paid on pool securities until their redemption. Stoneleigh responded nobly. The \$6,000 was raised, and Stoneleigh saved its pool.

So today the community owns a recreation facility the value of which cannot be measured in mere dollars and cents. The park-like pool grounds, surrounded by towering oak trees and the well kept green lawns of adjacent homes, provide a sandy "beach" where very young Stoneleighites may play in safety. Literally hundreds of Stoneleigh children have learned to swim at the pool. It is a focal point for outdoor community festivities throughout the summer – a beauty spot that is the envy of other suburban communities, several of which have sought to establish similar facilities of their own. The purchasers of pool stock have all been paid off, with the thanks of the community for their help at a critical time. Wise management of pool affairs by successive Pool Committees has resulted in substantial improvements in recent years.

Throughout World War II the people of Stoneleigh, like

those all over the nation, actively supported all phases of the war effort. A civilian defense organization functioned effectively under the block captain system. No fewer than 106 residents of the community were enrolled in the armed services – an unusually high percentage in view of the relatively small population of Stoneleigh. The soldiers, sailors, marines and others from this community took part in military operations in every part of the world. The cost of victory for Stoneleigh was the lives of six men, four of them in the U.S. Army Air Corps. Those who made the supreme sacrifice were:

Arthur E. Focke, Jr., 1st Lt., Air Corps
Louis Hedrick, S I/c, U. S. Navy
Edward J. McCall, Jr., Capt., U. S. Paratroopers
John W. Skidgell, 1st Lt., Air Corps
Leon B. Temple, Jr., Maj., Air Corps
William B. Tipton, Col., Air Corps

The names of these six are inscribed upon a bronze plaque at the base of the flagpole in the pool recreation area. This is Stoneleigh's war memorial.

With the end of the war Stoneleigh resumed the placid way of life which is one of the community's principal attractions. Construction of new homes was sharply limited by the simple fact that nearly every available lot in the community was already occupied by a family home, but an addition to the Stoneleigh School was built and the County Commissioner installed fire alarm boxes at strategic points.

On July 1, 1952, Miss Mary Leigh Brown, the chatelaine of Stoneleigh House, died at the age of eighty-five. Settlement of her estate required that the ancient house and its surrounding acres in the heart of the Stoneleigh community be sold. This was done, with several of her nephews eventually coming into possession of the property. They divided it into building lots and reluctantly decreed that historic old Stoneleigh House must be razed to make way for some fifty new homes. The wreckers moved in late in 1955. They had a somewhat difficult time of it for the passage of 103 years had in no way impaired the sturdiness of the old building. But by the spring of 1956 Stoneleigh House was no more.

But the towering trees of Stoneleigh still remained. Under their branches or in the open spaces bordering the roads, which surrounded Stoneleigh House, new homes rose and new residents of the Stoneleigh community moved in. The original concept of Stoneleigh as a community of homes "individual in their design" for people "discriminating in their selection of a home-site" was carried out with integrity and good taste by the first developers and the builders of the homes on the Stoneleigh House property wisely maintained the same standards.

The original boundaries of the Stoneleigh community were: York Road (east side), Hatherleigh Road (both sides), Rich Hill Road (both sides), Pemberton Road (south side), Kenleigh Road (both sides) and Regester Avenue (north side). Over the years, several attempts

were made to have Stoneleigh "annex" the 7200 block of Oxford Road, lying between Hatherleigh Road and Stevenson Lane. These attempts were unsuccessful until 1986 when the Stoneleigh community recognizing the common heritage, similar architectural style, and isolation of this lone independent block of 12 homes located between its boundaries and the boundaries of the neighboring community of Wiltondale, incorporated the 7200 block of Oxford Road into its community association.

New residents, whether in the old or new sections, are welcomed into Stoneleigh and are invited to become members of the Stoneleigh Community Association, Inc., the agency that protects and promotes Our Stoneleigh Community.

The Stoneleigh Community Association is deeply indebted to Mr. James C. Mullikin for the many hours of research and editing devoted to the publication of this historical work. Without his untiring efforts and literary ability this actual account of Stoneleigh's past would not have been possible.

The Association thanks the following for assistance in compiling this account: The Maryland Historical Society; the Enoch Pratt Free Library; the Baltimore County Library (Towson); Mr. Earl Pruce, Librarian of the Baltimore News Post; and Mr. Clement G. Vitek, Librarian of the Sunpapers.

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821 Hatherleigh Road | Baltimore, MD 21212 | stoneleighpresident@gmail.com

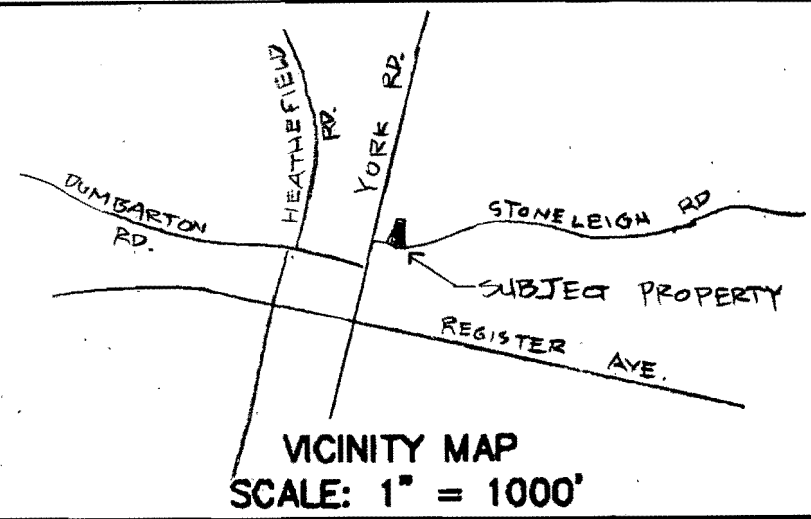
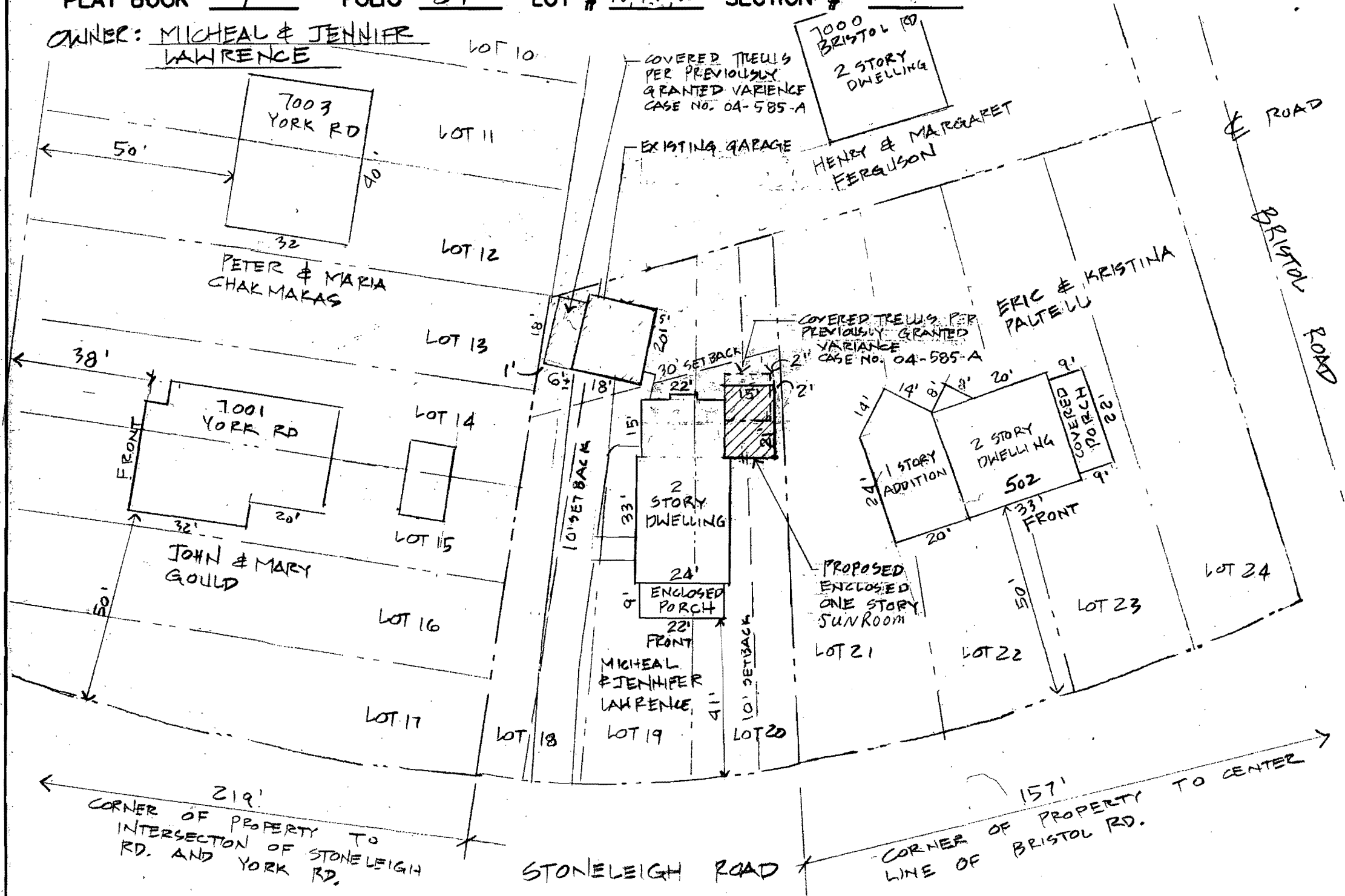
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 500 STONELEIGH ROAD

SUBDIVISION NAME STONELEIGH

PLAT BOOK 7 FOLIO 87 LOT # 18, 19, 20 SECTION # 2

OWNER: MICHAEL & JENNIFER LAWRENCE



LOCATION INFORMATION

ELECTION DISTRICT 09

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 080A 1

ZONING DR 5.5

LOT SIZE 0.22 9432
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☐

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/BUILDING ☒

PRIOR ZONING HEARING ☒

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
<u>A. TSUI</u>	<u>0313</u>	<u>2009-0313-SPHA</u>

PREPARED BY: JGN Prior Cases: 2004 0585 - Variance granted
2006 0250 - Variance granted
2008 0516 - Withdrawn

SCALE OF DRAWG. 1" = 30'

5-9-09

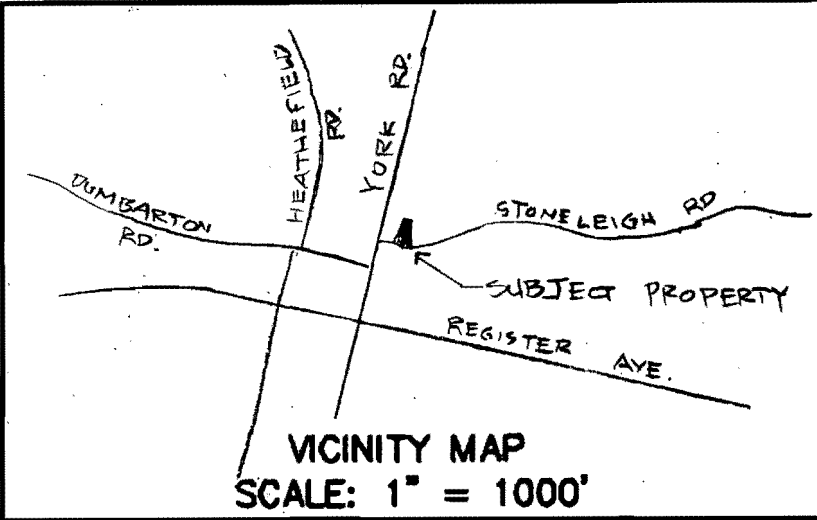
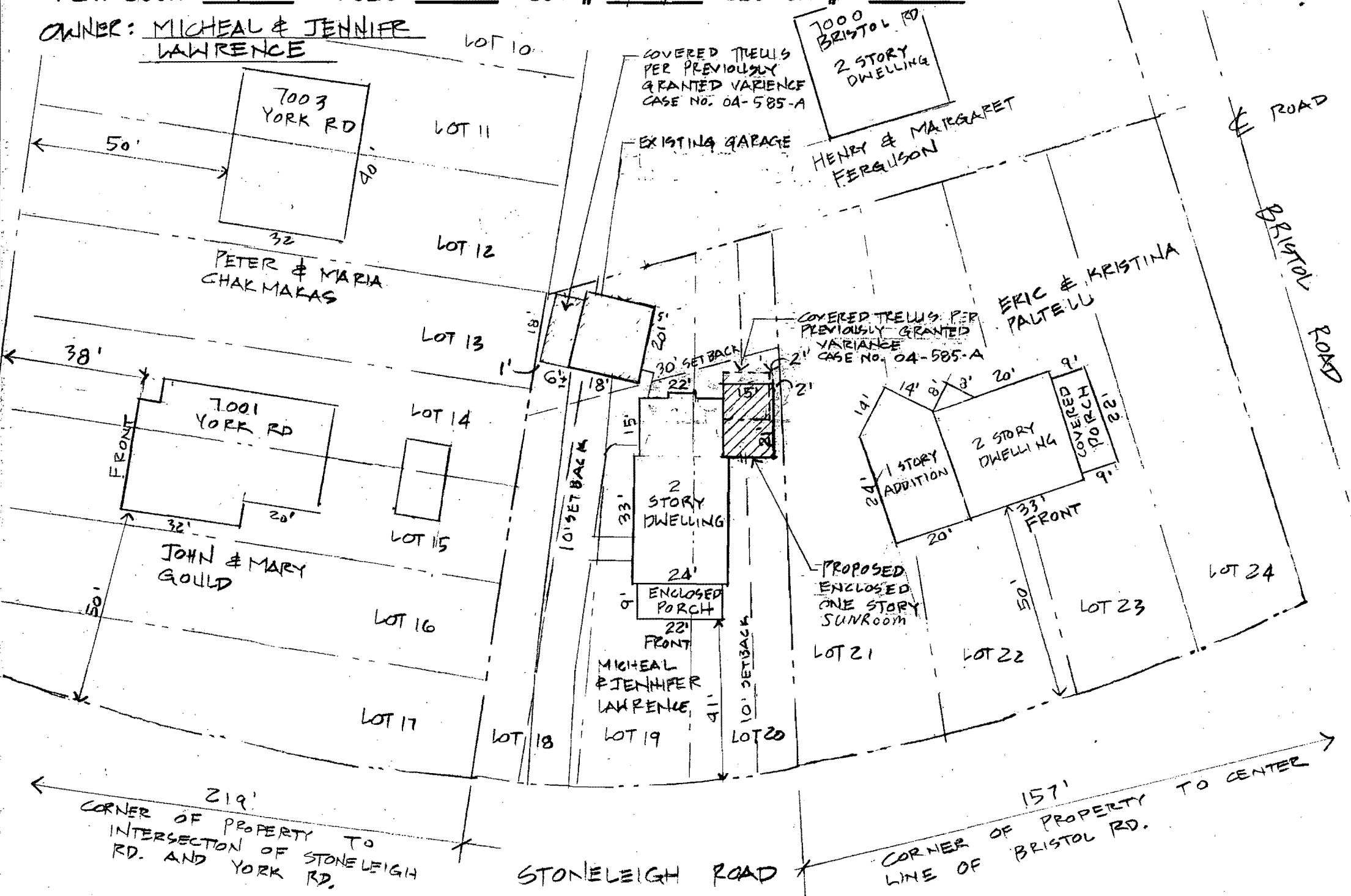
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	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒

100 YEAR FLOOD PLAIN	☐	☒
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HISTORIC PROPERTY/BUILDING	☒	☐
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PRIOR ZONING HEARING	☒	☐
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