

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Monkton Road; 310 feet W of
the c/l of Gariel Avenue
10th Election District
3rd Councilmanic District
(1915 Monkton Road)

Neil J. and Joann N. Ruther
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0283-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Neil J. and Joann N. Ruther for property located at 1915 Monkton Road. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 18 feet in lieu of the permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. There is currently no garage on the property. Therefore, Petitioners desire to construct a detached garage measuring 24 feet x 24 feet to store vehicles and lawn equipment. These items have been vulnerable to damage by exposure to the elements. The height of the garage cannot be reduced without sacrificing appropriate architectural compatibility with the adjacent buildings and neighborhood. The property is located within the Monkton County Historic District. (County Inventory #CI-508 and MIHP #BA-508). The proposed detached garage was approved by the County Landmarks Preservation Commission at their meeting on April 8, 2010. The existing dwelling was constructed in 1862 long before the imposition of zoning regulations on the property.

ORDER RECEIVED FOR FILING

Date 5.17.10

By pm

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated May 4, 2010, which recommends that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 24, 2010 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 17th day of May, 2010 that a Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage with a height of 18 feet in lieu of the permitted 15 feet is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

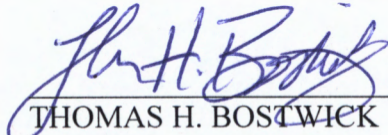
Date 5.17.10

2

By [Signature]

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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 5.17.10 3

By pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 17, 2010

NEIL J. AND JOANN N. RUTHER
1915 MONKTON ROAD
MONKTON MD 21111

Re: Petition for Administrative Variance
Case No. 2010-0283-A
Property: 1915 Monkton Road

Dear Mr. and Mrs. Ruther:

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

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Austin Childs, 16260 Falls Road, Monkton MD 21111



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1915 Monkton Road
which is presently zoned BL-CR/RC-7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 ; BCZR, TO PERMIT

A GARAGE WITH A HEIGHT OF 18ft. IN LIEU OF
THE PERMITTED 15ft.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name & Joann Ruthner
Name - Type or Print _____
Signature Neil & JoAnn Ruthner
Name - Type or Print _____
Signature _____

Address 1915 Monkton Road Telephone No. 410.241.5473
City Monkton, Maryland 21111 Zip Code _____

Representative to be Contacted:

Austin Childs
Name _____ Telephone No. _____
Address 16260 Falls Road Telephone No. 410.472.2488
City Monkton, Maryland 21111 Zip Code _____

A Public Hearing BY 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. 2010-0283-A

REV 10/25/01

Reviewed By [Signature] Date 4.16.10

Estimated Posting Date 4/25

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.

1915 Monkton Road

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

Address

Monkton, Maryland 21111

City

State

Zip Code

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

There is currently no garage on this site, and there is a very pressing need to store cars, lawn maintenance equipment, etc. These items have been vulnerable to damage by exposure to the elements.

The height of the garage can not be reduced without sacrificing appropriate architectural compatibility with the adjacent buildings and neighborhood.

The property is located within a Baltimore County Historic District, and the garage has been approved by the Landmarks Preservation Commission.

The adjacent neighbors have reviewed the design, and are in full support.

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



Name - Type or Print

AUSTIN NICHOLS

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of APRIL, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

8/20/11

**ZONING DESCRIPTION for the
RUTHER PROPERTY, 1915 MONKTON ROAD,
MONKTON, MARYLAND 21111**

Beginning at a point on the South side of Monkton Road, which is 40 ft. wide at the distance of 310 ft. west of the centerline of the nearest intersecting street, Garfield Avenue, which is 24 ft. wide, thence running S 27°51'47" W 254 ft., thence S 26°50'39" E 138 ft., thence N 31°04'22" E 189 ft., thence N 39°13'29" W 161 ft., to the point of beginning, containing 1.68 acre.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0283 -A Address 1915 Monkton Rd.

Contact Person: J. MORLEY Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4.16.10 Posting Date: 4/25 Closing Date: 5/10

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2010- 0283 -A Address 1915 Monkton Rd.
Petitioner's Name NIEL RUTHER Telephone 410-241-5473
Posting Date: 4/25 Closing Date: 5/10
Wording for Sign: To Permit A GARAGE WITH A Height of
18ft. IN LIEU of The Permitted 15ft.

Revised 8/20/09

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 0283
Petitioner: AUSTIN CHILDS NEIL RUTHER
Address or Location: 1915 MONKTON RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: NEIL RUTHER
Address: 1915 MONKTON RD.
MONKTON, MD 21111
Telephone Number: 443. 212. 5161

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

No. **53231**

Date: 4-11-13

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	202	0000		110					

Total:

Rec

From: N. F.

For:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 4/27/10

Case Number: 2010-0283-A

Petitioner / Developer: NEIL RUTHER~AUSTIN B. CHILDS, AIA

Date of Hearing (Closing): MAY 10, 2010

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1915 MONKTON ROAD

The sign(s) were posted on: APRIL 24, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

May 10, 2010

Neil & Joann Ruther
1915 Monkton Rd.
Monkton, MD 21111

Dear: Neil & Joann Ruther

RE: Case Number 2010-0283-A, 1915 Monkton Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 16, 2010. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Austin Childs; 16260 Falls Rd.; Monkton, MD 21111

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 May 10, 2010
Item Nos. 2010-283, 284, 285, 286
288 and 289

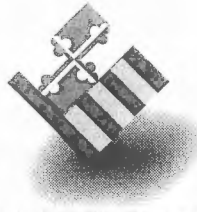
DATE: April 29, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05102010 -NO COMMENTS.doc



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

March 8, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 26th , 2010

Item Numbers: 0282, 0283, 0284, 0285, 0286, 0287, 0288 and 0289

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

INTER-OFFICE CORRESPONDENCE

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

DATE: May 4, 2010

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

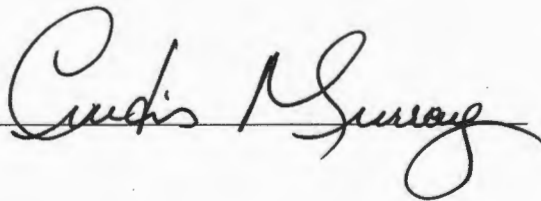
SUBJECT: 10-283 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 18 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

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

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

Prepared by:
AFK/LL: CM



RECEIVED

MAY 07 2010

ZONING COMMISSIONER

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4/27/2010

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

RE: Baltimore County
Item No. 2010-0283-A
MD 138 (MONKTON RD)
1915 MONKTON RD
RUTHER PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 4/23/2010. A field inspection and internal review reveals that an entrance onto MD 138 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 1915 Monkton RD, Case Number 2010-0283-A.

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

AV
5-10-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUN 09 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: June 9, 2010

SUBJECT: Zoning Item # 10-283-A
Address 1915 Monkton Road
(Ruther Property)

Zoning Advisory Committee Meeting of April 26, 2010.

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

The proposed garage (bldg. permit) will need Groundwater Mgmt. Section review, especially since the existing septic is very close to the proposed garage location. – *Dan Esser; Groundwater Management*



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 10 Account Number - 1003048000

Owner Information

Owner Name: RUTHER NEIL J
 RUTHER JOANN N
Mailing Address: 1915 MONKTON RD
 MONKTON MD 21111-1631
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) /24378/ 89
 2)

Location & Structure Information

Premises Address
 1915 MONKTON RD

Legal Description
 .73125 AC
 1915 MONKTON RD SWS
 150 W GARFIELD ROAD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
29	1	54						2	

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1862	3,154 SF	1.68 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	133,500	192,240		
Improvements:	208,720	332,040		
Total:	342,220	524,280	463,592	524,280
Preferential Land:	0	0	0	0

Transfer Information

Seller: SARUDY RICHARD J	Date: 08/28/2006	Price: \$550,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24378/ 89	Deed2:
Seller: BALSER STEPHEN L	Date: 06/01/1981	Price: \$153,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6291/ 204	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

**Minutes
Baltimore County Landmarks Preservation Commission
April 8, 2010 Meeting**

Mr. Bruce Boswell, Chairman, opened the regular monthly meeting of the Baltimore County Landmarks Preservation Commission (LPC) at 6:05 p.m. The following Commission members were:

Present

Mr. C. Bruce Boswell, Chairman
Mr. Robert P. Brennan
Mr. John E. Day
Mr. Louis S. Diggs
Mr. John W. Hill
Mr. Dean C. Hoover
Ms. Nancy W. Horst
Ms. Nancy M. Hubers
Ms. Wendy McIver
Ms. Norma Secoura
Mr. Qutub K. Syed

Not Present

Ms. Carol Allen, Vice Chairman
Mr. David Bryan
Ms. Gloria McJilton
Mr. Thomas J. Reynolds

County staff present included Karin Brown (Chief for Preservation Services) and Teri Rising (Preservation Services staff) and Vicki Nevy (Secretary to the Commission).

Review of the Agenda

1. Ms. Brown advised the Commission that the only change to the Preliminary Agenda involved the addition of two consent agenda projects, items 6 and 9.

Approval of the Minutes

2. Mr. Boswell asked if anyone proposed any changes to the March 11, 2010 Minutes. Ms. McIver noted the Minutes did not reflect her attendance at the March meeting. Mr. Syed moved to approve the March 11, 2010 Minutes subject to the change reflecting Ms. McIver's attendance. Mr. Diggs seconded the motion, which passed unanimously on a voice vote.

Consent Agenda

3. Mr. Boswell asked Ms. Brown to describe the items scheduled on the Consent Agenda. Mr. Boswell noted that no one had signed up to speak in regard to any of the consent agenda items. Ms. Horst moved that, for the reasons stated, and in

Approved via the consent agenda to issue a Certificate of Appropriateness.

7. Simpson property, 8930 Church Lane, Fieldstone County Historic District, replacement of existing windows in non-original sunroom [County Council District #4]

Ms. Brown read the action summary noting staff's recommendation to issue a certificate of appropriateness.

Mr. Diggs moved to issue a certificate of appropriateness. Mr. Syed seconded the motion, which passed unanimously on a voice vote.

8. Ruther property, 1915 Monkton Road, "Codd House"; County Inventory # CI-508 (MIHP # BA-508) contributing structure in the Monkton County Historic District, construct a free standing garage, remove existing rear yard fence, raise one existing window higher and raise chimney height approximately 4 ft. [County Council District # 3]

Ms. Brown reviewed the project as submitted.

The architect for the project, Mr. Austin Childs, was present and available for questions. Mr. Day asked why the chimney needed to be raised and Mr. Childs explained the owner's were simply trying to increase the draft.

Mr. Diggs asked if there was an advisory committee operating in Monkton and Ms. Brown answered there was none.

Mr. Syed moved to vote to issue a certificate of appropriateness. Mr. Hill seconded the motion, which passed unanimously on a voice vote.

- *9. 3610 Briarstone Road, Randallstown; non-contributing structure in the Fieldstone County Historic District; addition of rear-yard deck [County Council District # 4]

Approved via the consent agenda to issue a Certificate of Appropriateness.

Applications for Tax Credit

10. Kramer property, 465 Main Street, "Ebaugh House"; County Inventory # CI-1247 (MIHP # BA-1247) contributing structure in the Reisterstown National Register District, replace windows, cover existing soffit and fascia with weather-resistant vinyl, replace existing gutters, paint metal roofs, replace existing electrical system, replace existing plumbing systems, replace existing heating systems, replace existing kitchen, replace existing baths, repair existing drywall and install

Within My Lady's Manor NR Historic District

0305085904

Bi-506

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1915 Monkton Rd

SEE INSTRUCTIONS

1. NAME				
COMMON:				
Codd House BCHS #508				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER:				
South side Monkton Rd. 200 feet west of Garfield Ave.				
CITY OR TOWN:				
Monkton				
STATE:		COUNTY:		
Maryland		Baltimore		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object		☐ Public ☒ Private ☐ Both		☒ Occupied ☐ Unoccupied ☐ Preservation work in progress
		Public Acquisition: ☐ In Process ☐ Being Considered		ACCESSIBLE TO THE PUBLIC
				Yes: ☐ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)				
☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		
4. OWNER OF PROPERTY				
OWNER'S NAME:				
Mr. and Mrs. William E. Codd				
STREET AND NUMBER:				
Monkton Rd.				
CITY OR TOWN:		STATE:		
Monkton		Maryland		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC:				
Baltimore County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		
Towson		Maryland		
Title Reference of Current Deed (Book & Pg. #): Bk. #5350, p. 713				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
Maryland Historic Sites Inventory, Baltimore County				
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:		STATE:		



View 'A'

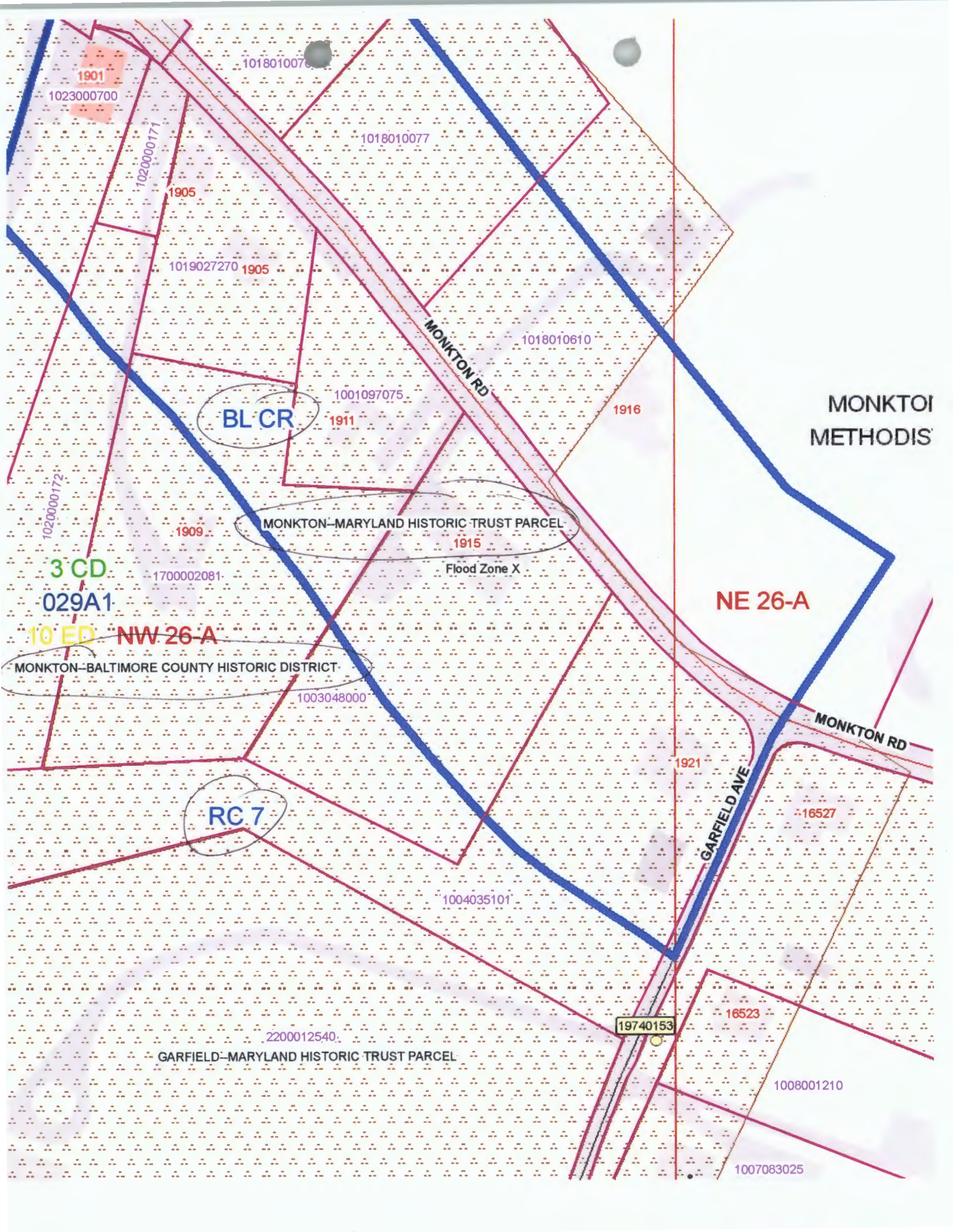


View 'B'









MONKTON
METHODIST

NE 26-A

BL CR

MONKTON-MARYLAND HISTORIC TRUST PARCEL

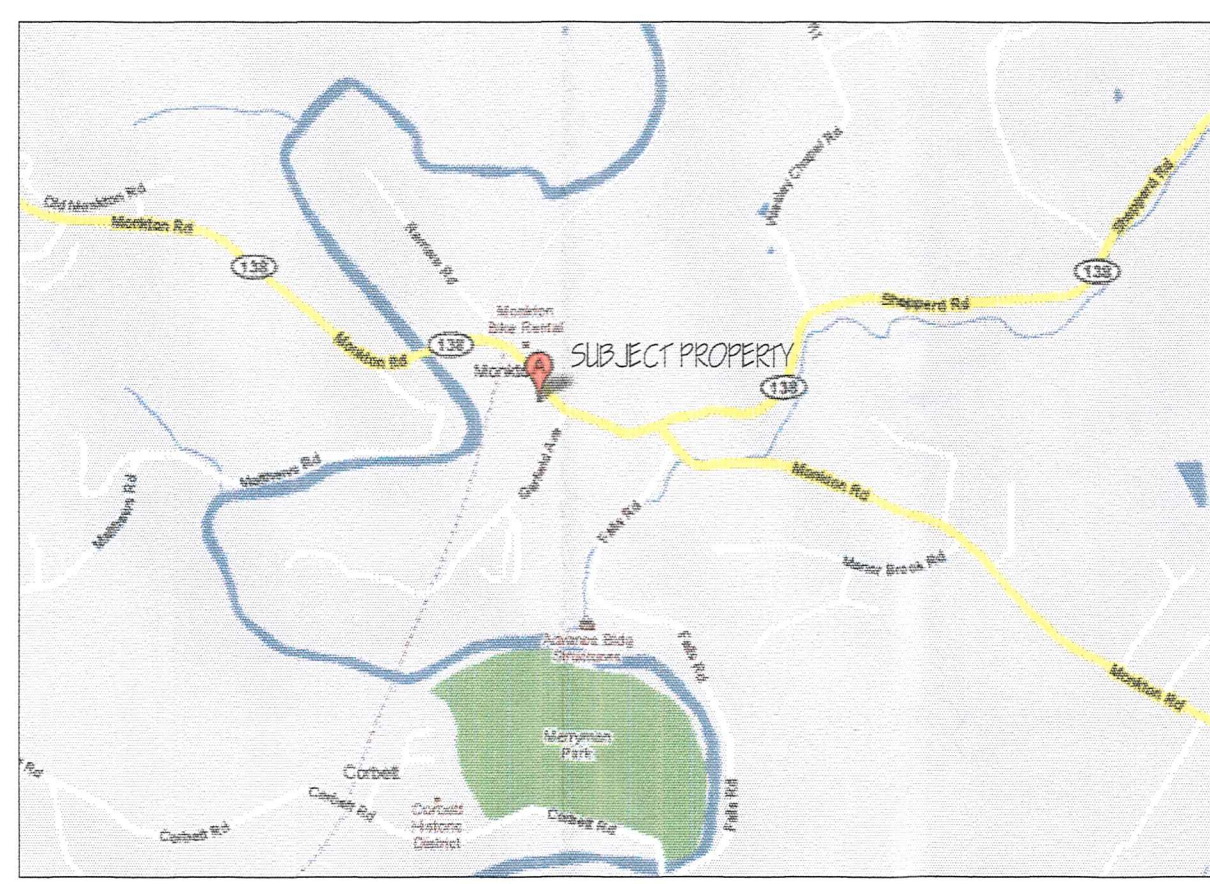
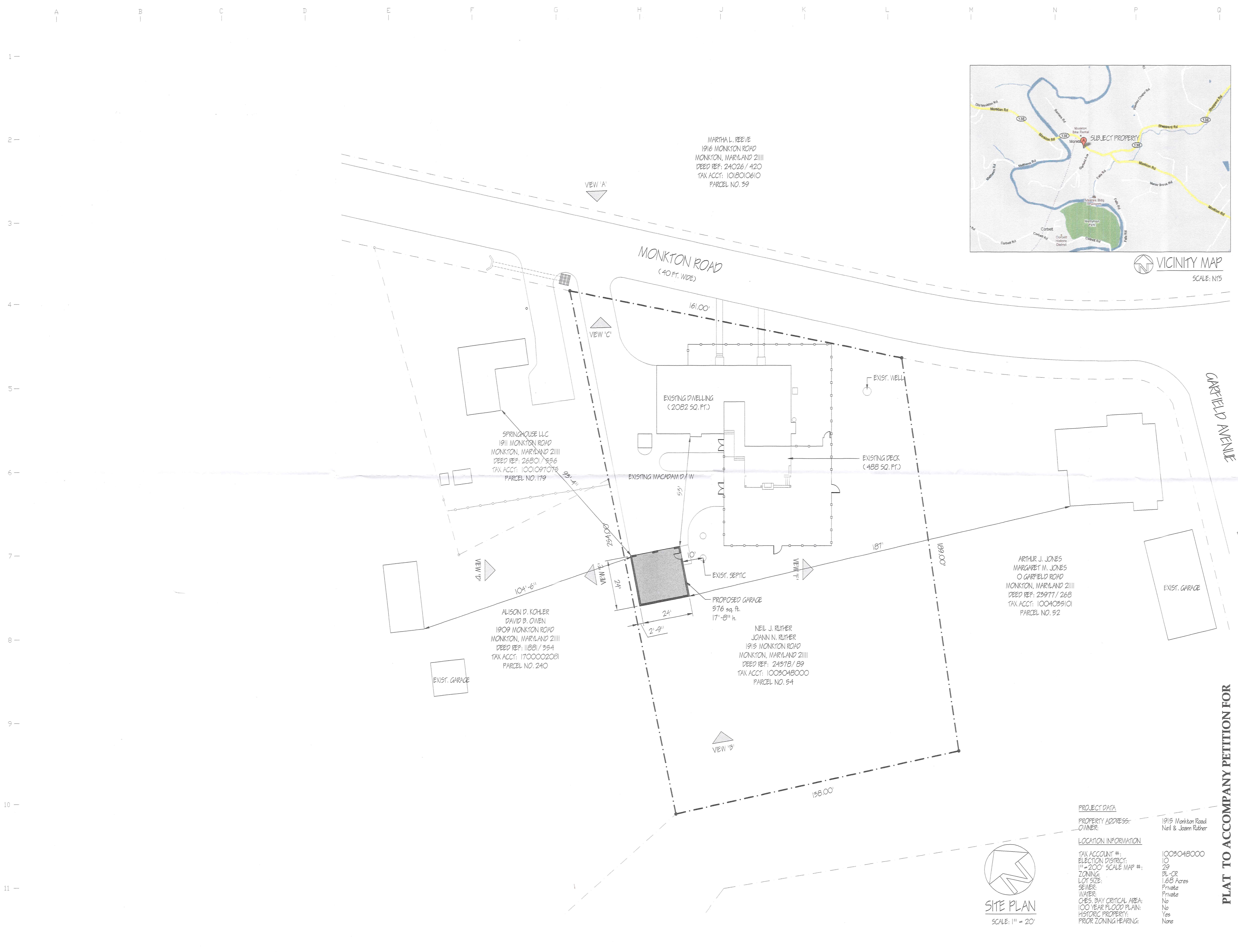
Flood Zone X

MONKTON-BALTIMORE COUNTY HISTORIC DISTRICT

RC 7

GARFIELD-MARYLAND HISTORIC TRUST PARCEL

19740153



VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: 1" = 20'

PROJECT DATA
PROPERTY ADDRESS: 1915 Monktion Road
OWNER: Neil & Joann Ruther

LOCATION INFORMATION
TAX ACCOUNT #: 1003048000
ELECTION DISTRICT: 10
1" = 200' SCALE MAP #:
ZONING: PL-CR
LOT SIZE: 1.68 Acres
SEWER: Private
WATER: Private
CHES. BAY CRITICAL AREA: No
100 YEAR FLOOD PLAIN: No
HISTORIC PROPERTY: Yes
PRIOR ZONING HEARING: None

PLAT TO ACCOMPANY PETITION FOR
ADMINISTRATIVE ZONING VARIANCE

NEIL & JOANN RUTHER RESIDENCE

PROPOSED GARAGE & ALTERATIONS

1915 Monktion Road
Monktion, Maryland 21111

Copyright Austin B. Childs Architecture, LLC 2010
Unauthorized use, reproduction or distribution
strictly prohibited.

No.	Date	Item
REVISIONS		

Drawn _____
Checked _____
Approved _____

austin b childs
architecture

chickenranch design studio

16260 falls road
monktion, maryland 21111
410.472.2488
achildsaia@msn.com

SITE PLAN

CONTRACT NO.	
SCALE	1" = 20'
DATE	APRIL 16, 2010

SP.1