

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Jerico Road; 2,800 feet S of
the intersection of Jerusalem Road
11th Election District
3rd Councilmanic District
(12235 Jerico Road)

Jana M. Von Bramer
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0314-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Jana M. Von Bramer. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (outdoor shelter) to be placed in the front and side yards in lieu of the required placement in the rear yard and to permit a side yard setback of 1.5 feet in lieu of the required 2.5 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Sustainability dated July 11, 2012 which state:

Groundwater Management needs to review any building permits for this site since the house is served by well and septic. Also, the well appears close to where this proposed shelter should be placed.

Comments were received from the Department of Planning dated June 15, 2012 which state:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The existing structure is on the Baltimore County Final Landmarks List # 142 and is located on Jericho Road a Baltimore County designated scenic route. The Department of Planning supports the

ORDER RECEIVED FOR FILING

Date 7-16-12

By pm

petitioner's request provided the accessory structure is not attached to the landmarked structure. In the alternative if the structure is attached, approval is conditioned upon review and approval by the Baltimore County Landmarks Preservation Commission.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on June 24, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Administrative Law Judge, 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 Petitioner.

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, this 16 day of July, 2012 by the Administrative Law Judge for Baltimore County, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (outdoor shelter) to be placed in the front and side yards in lieu of the required placement in the rear yard and to permit a side yard setback of 1.5 feet in lieu of the required 2.5 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

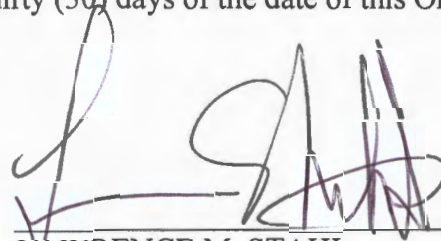
ORDER RECEIVED FOR FILING

Date 7-16-12

By PJ

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments made by the Department of Environmental Protection and Sustainability dated July 11, 2012, a copy of which is attached hereto and made a part hereof.
3. Compliance with the ZAC comments made by the Department of Planning dated June 15, 2012, a copy of which is attached hereto and made a part hereof.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

ORDER RECEIVED FOR FILING

Date 7-16-12

By pz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



AV
7-9-12

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0314-A
Address 12235 Jericho Road
(Van Bramer Property)

Zoning Advisory Committee Meeting of June 18, 2012.

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

1. Groundwater Mgmt. needs to review any bldg. permits for this site, since the house is served by well and septic. Also, the well appears close to where this proposed shelter would be placed.

Reviewer: Dan Esser; Groundwater Management

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

ORDER RECEIVED FOR FILING

Date 7-16-12

By Bj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

AV
7-9-12

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 15, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 12235 Jericho Road

RECEIVED

INFORMATION:

JUN 19 2012

Item Number: 12-314

Petitioner: Jana M. Van Bramer

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The existing structure is on the Baltimore County Final Landmarks List # 142 and is located on Jericho Road a Baltimore County designated scenic route. The Department of Planning supports the petitioner's request provided the accessory structure is not attached to the landmarked structure. In the alternative if the structure is attached, approval is conditioned upon review and approval by the Baltimore County Landmarks Preservation Commission.

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

Prepared by:

Candis L. Gurney

Division Chief:
AVA/LL: CM

Arnold Jablon

ORDER RECEIVED FOR FILING

Date 7-16-12

By Bj



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

July 16, 2012

JANA M. VON BRAMER
12235 JERICO ROAD
KINGSVILLE MD 21087

RE: Petition For Administrative Variance
Case No. 2012-0314-A
Property: 12235 Jerico Road

Dear Ms. Von Bramer:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the printed name and title of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:pz

Enclosure

c: Mary Weiss, 1016 Morton Street, Baltimore MD 21201



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 12235 JERICHO ROAD which is presently zoned RC-5

Deed Reference 11496/299 10 Digit Tax Account # 1107029250

Property Owner(s) Printed Name(s) JANA VON BRAMER

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

- ☒ **ADMINISTRATIVE VARIANCE** from section(s) BC2R:400.1
TO PERMIT AN ACCESSORY STRUCTURE (OUTDOOR SHELTER) TO BE PLACED IN FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED PLACEMENT IN REAR, AND TO PERMIT A SIDE YARD SETBACK OF 1.5 FT IN LIEU OF THE REQUIRED 2.5 FT.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Jana M. Von Bramer

Name #1 – Type or Print

Name #2 – Type or Print

Jana M. Von Bramer

Signature #1

Signature #2

12235 Jericho Rd. Kingsville MD

Mailing Address

City

State

21087 410-592-9667

Zip Code

Telephone #

jana.vonbramer@primetric.com

Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

MARY M. WEISS

Name- Type or Print

Signature

1016 MORTON ST. BALTIMORE MD.

Mailing Address

City

State

21201 410-685-3582 (ext 102)

Zip Code

Telephone #

mweiss@smgarch.com

Email Address

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2012-0314-A Filing Date 6/11/12 Estimated Posting Date 6/24/12 Reviewer thompson

Rev 10/12/11

JS/JF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

Address: 12235 JERICHO ROAD KINGSVILLE MD 21087
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

SEE ATTACHED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Jana M. Von Bramer
Signature of Affiant

Signature of Affiant

Jana M. Von BRAMER
Name- Print or Type

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of MAY, 2012, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

JANA M. VON BRAMER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s) (Print name(s) here)

AS WITNESS my hand and Notaries Seal

Laura H. Clark
Notary Public

My Commission Expires July '16

Affidavit in Support of Administrative Variance

Property: 12235 Jericho Road, Kingsville, Md.

Based on personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address:

An administrative variance is requested to allow the owner to build a detached accessory structure within the front and side yard setback areas of their property. This outdoor shelter would be constructed over the gravel parking area, currently used by the owner, and would accommodate two small cars. It would be supported by wood posts, covered by exposed wood rafters and a translucent roof material and appear as a garden pergola structure. It will be open on all sides thereby maintaining views to this historic house and the Gunpowder River beyond.

This variance is necessitated by the practical difficulty of locating this structure elsewhere on the site. The house itself, which dates from 1771, is situated on a high bank with a dramatic slope of more than 30' to the Gunpowder River which lies at its eastern edge (see topography map). The house itself sits a mere 20' from the roadbed and does not conform to any current setback requirements. In fact, the 50' side yard setback on a 100' wide lot would render this lot unbuildable by current standards. Furthermore, the close proximity of the house to the road does not allow for parking in front, so parking occurs on the northwest corner of the lot, where it is screened by a tall privacy fence. The side yard along the south side contains a Bicentennial walnut tree listed on the Baltimore County Landmark List and cannot be removed. Given these factors it is unfeasible to provide covered parking anywhere but next to the road at the northwest corner.

Also indicated on the Site Plan is a proposed addition on lower level for entry, half bath and laundry. A variance issued in 1996 was conveyed with the property by the former owners, so current approval is not required as this addition will occur within the 15' side yard setback approved at that time.

Zoning Property Description for 12235 JERICHO ROAD

Metes and Bounds Description:

Thence the following courses and distances: (1st Point of Call "POC") N.87 45'W. 218.05', (2nd POC) N.5 40'14" W. 118.01', (3rd POC) S.83 30' 30" E, and (4th POC) S00 40' 100.0', containing 24,350 Sq.Ft. or 0.5589 acres. Located in the 11th Election District and 3rd Council District.

ZONING DESCRIPTION FOR 12235 JERICHO ROAD
(address)

Beginning at a point on the EAST side of
(north, south, east or west)
JERICHO RD. which is 30'
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 2,800' ± ± SOUTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street JERUSALEM RD.
(name of street)

which is 30' wide. *Being Lot # _____
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____,

containing 0.554 Ac. Also known as 12235 JERICHO RD.
(square feet or acres) (property address)

and located in the 11 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number,
then DO NOT attempt to use the Lot, Block and Subdivision
description as shown, instead state: "As recorded in Deed
Liber __, Folio __" and include the measurements and
directions (metes and bounds only) here and on the plat in the
correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18
27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15'
22" W. 80 ft. to the place of beginning.

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

No. **83491**
 Date: **6-11-12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 6/13/2012 6/11/2012 11:55:11

REG 0503 WALKIN RBOS LRB
 > RECEIPT # 592467 6/11/2012
 Dept 5 520 ZONING VERIFICATION
 CR NO. 083491

Recpt Tot 175.00
 \$75.00 CK 1.00
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **SCHAMU MACHOWSKI GRECO ARCHITECTS**

For: **Administrative Variance**
12235 Pericho Rd.
Hearing Case # 2012-0014-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0314-A

Petitioner: JANA VON BRAMER

Address or Location: 12235 JERICHO ROAD, KINGSVILLE, MD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JANA VON BRAMER

Address: 12235 JERICHO RD.
KINGSVILLE, MD. 21087

Telephone Number: 410-592-9667

Revised 2/17/11 DT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0314 -A Address 12235 JERICHO RD.

Contact Person: JASON SEIDELMAN / JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-11-12 Posting Date: 6-24-12 Closing Date: 7-9-12

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2012- 0314 -A Address 12235 JERICHO RD.

Petitioner's Name VON BRAMER Telephone 410-592-9667

Posting Date: 6-24-12 Closing Date: 7-9-12

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (OUTDOOR SHELTER) TO BE
PLACED IN FRONT AND SIDE YARDS IN LIEU OF THE REQUIRED PLACEMENT IN REAR,
AND TO PERMIT A SIDE YARD SETBACK OF 1.5 Feet IN LIEU OF THE
REQUIRED 2.5 Feet.

Revised 7/06/11

CERTIFICATE OF POSTING

RE: Case No 2012-0314-A

Petitioner/Developer VON
BRANER

Date Of Hearing/Closing: 7/9/12

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 12235 JERICHO RD

This sign(s) were posted on June 24, 2012

Month, Day, Year

Sincerely,

Martin Ogle 6/24/12
Signature of Sign Poster and Date

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

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE# 2012-D314-A

TO PERMIT AN ACCESSORY STRUCTURE (OUTDOOR
SHELTER) TO BE PLACED IN FRONT AND SIDE YARDS
IN LIEU OF THE REQUIRED PLACEMENT IN REAR, AND
TO PERMIT A SIDE YARD SETBACK OF 1.5 FEET IN LIEU
OF THE REQUIRED 2.5 FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MONDAY JULY 9, 2012
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE. TEL. 887-3391
TOWSON, MD. 21204

DO NOT REMOVE THIS SIGN FROM PUBLIC SPACE. WITHIN 10 DAYS OF ISSUANCE, UNDER PENALTY OF LAW, RETURN BOTH TO ZADW, ONE, J&J
MEETING IS HANDICAP ACCESSIBLE

06/24/2012

Matthew 6/24/12

MEMORANDUM

DATE: August 21, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0314-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 15, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Maryland Historical ~~Cost~~ **State Historic Sites Inventory Form**

HISTORIC PROPERTIES

BA-134

Magi No. 0301342204

DOE yes x no

1. Name (indicate preferred name)

historic Miller's Dwelling, Upper Jericho Merchant Mill

and/or common Jubilee (preferred)

2. Location

street & number [redacted] not for publication

city, town Kingsville vicinity of Councilmanic District 5
congressional district 2

state MD county Baltimore County 21087

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☐ occupied	☐ agriculture
☒ building(s)	☒ private	☒ unoccupied	☐ commercial
☐ structure	☐ both	☐ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
	☒ not applicable	☐ no	☐ military
			☐ museum
			☐ park
			☐ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☒ other: VACANT

4. Owner of Property (give names and mailing addresses of all owners)

name R. HUGH and CAROLYN M. GIFFORD (in process of sale)

street & number 6705 Mapleleaf Court, Apt. 102 Bonnie Ridge 653-7311
telephone no.:

city, town Baltimore state and zip code MD 21209

5. Location of Legal Description

courthouse, registry of deeds, etc. County Courts Building GLB
liber 2084

street & number 401 Bosley Avenue folio 39

city, town Towson state MD 21204

6. Representation in Existing Historical Surveys

title MHT Inventory

date July 29, 1965 ☐ federal ☒ state ☐ county ☐ local

depository for survey records 100 Community Place

city, town Crownsville state MD 21032-2032

2012-0314-A

7. Description

Survey No. BA 134

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Jubilee is a two-story fieldstone house on a high basement, three bays wide with a gable roof. There is one brick inside end-chimney and at the opposite end, a very broad stone, inside end-chimney with four flues. A small brick wing added about 1967 is two bays wide, slightly set back from the main facade, two low stories high, replacing an old frame wing.

The main entrance is via a small shed-roofed open one-bay porch located in the northernmost (left) bay of the basic stone house. The hand-hewn attic rafters were pegged together without a ridge pole. This miller's house was not built for show but is sturdy and functional in the vernacular or Quaker style. As advertised in 1995, there are three bedrooms, 1- $\frac{1}{2}$ baths, three fireplaces, hardwood floors, exposed beams, patio, and oil heat. The Upper Jericho Merchant Mill that this house was built to serve is a ruin some 100 feet downstream. The house is only 20 feet from Jericho Road, the first dwelling south of the terminus of Greenhouse Lane (formerly Brown's Lane). It is 225 feet from the edge of the river but set on a high bank.



8. Significance

Survey No. BA-134

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400-1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☐ education	☐ military	☐ social/
☒ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☐ 1800-1899	☐ commerce	☒ exploration/settlement	☐ philosophy	☐ theater
☐ 1900-	☐ communications	☒ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1771 Builder/Architect Isaiah Linton, millwright

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

"Jubilee" is the name given to this restored residence provided for the miller of Upper Jericho Merchant Mill. The house has been enlarged but the old stone part is an authentic Quaker vernacular style structure suitable for the owner or operator of a mill. Millers had to live on-site because in the busy season, a mill would run all night. The miller could doze off occasionally in his corner office trusting his instincts to wake him if there was a change of pitch in the monotonous whoosh of the millstones--his signal of something going wrong.

Just before the American Revolution, Pennsylvania milling families were colonizing the Fall Line stream valleys of Maryland and Virginia, the most famous of them the Ellicotts who settled on both the Patapsco in Maryland and Occoquan Creek in Virginia.

Local historians had only part of the story about exploiting the mill seats on the Little Gunpowder. Then, in 1988, a descendant of the actual constructor of the mills drew on family papers to write the article published in History Trails about seven years ago.

Millwrights in the 18th century specialized in building mills, laying out the water courses, and crafting the wooden water wheels and power train. The flour miller was the client of the millwright. Millers in the 1770s were still craftsmen but they also needed capital to first get the mills built and then to go into the business of buying grain from farmers with the hope of selling the resultant flour to commission merchants in their nearest port. Thus the merchant miller doubled as a capitalist. Mills were such a major investment that a few of the millers wound up in debtors' prison.

Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet

BA 134

MHT Inventory No.

name of property: Jubilee

Section number 8 Page 2

In 1767, Zacheus Barrett Onion distributed handbills in Bucks County seeking competent millwrights to repair the Onion iron works and mills in Baltimore County at Little Gunpowder Falls and the Post Road, now Maryland Route 7. Isaiah Linton, "millwright," made a contract with Onion and moved to Maryland with some other skilled Quakers. Linton even leased one of the repaired mills to operate for his own profit. In 1769, Linton took David Lee of Bucks County as a milling partner. Eventually, Lee commissioned Linton to build him a merchant mill, the 1772 Jerusalem Mill, which still survived in the State Park, recently "restored" as the park ranger's office. Jerusalem Mill was taken into Harford County in 1773.

Before building Jerusalem Mill, Linton had acquired parts of the colonial landgrant called "Bond's Water Mills" stretching in present day terms from Belair Road down the Little Gunpowder Falls to Franklinville. There, in 1771, he built his "Jericho Dwelling House," the large stone hilltop house at 12300 Jericho Road. Linton transplanted the name of Jericho from his family's farm in Pennsylvania, "Jericho Plantation."

Linton built a total of eight mills on Little Gunpowder Falls for either himself or for clients; two stone sawmills processed timber to ship to Baltimore. Linton's third mill on the falls was the "Jericho Merchant and Country Mill," which is recorded to have ground Indian corn for its first customer, Jacob Scott, in April 1771. This mill was variously called Upper Jericho Merchant Mill, Jericho Merchant Mill, Tyson's Grist Mill, and Jericho Factory Mill.

Linton's descendant, Terry L. Linton, wrote in 1988:

The Jericho Merchant Mill was located on a bend of the falls just below the Linton dwelling. It measured 30 by 36 feet and had two full stories of stone and a third of stone with gabled ends. According to an advertisement of 1782, even in the driest season there was plenty of water to keep the mill running, so it was considered to be "an exceedingly valuable merchant and county mill . . . calculated to do an abundance of business."²⁴

The mill was later described as having a roof of wood shingles, with two dormer windows on each side to provide light to the third floor which extended over the waterwheel. A wooden plank deck extended around the overshot waterwheel to the main entrance of the mill. The entrance was covered with a vertical weatherboard shed. There was a stone fireplace at the west end of each floor, with its stonechase extending up the outside wall. Grain wagons could be unloaded at the second story door along Jericho Road.²⁵

The Jericho Merchant Mill's "millers house" was located approximately 100 feet north of the mill. This 2-1/2 story, stone house is still standing today and known now as "Jubilee," on Jericho Road. Isaiah's Jericho Merchant Mill stood for 121 years until the flood waters of 1892 totally destroyed it. All that remains today is the vine-covered foundation and approximately 150 feet of the earthen headrace, 10 feet wide and 15 feet higher than the river. The ruins of the "Jericho Dam" can also be seen today, halfway between Jerusalem Mill and the Jericho Covered Bridge. After the 1892 flood, the stones from the mill were used to erect a new stone barn above the Jericho Farm House. This barn is still in use today by the McBride family.

Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet

BA 134

NHT Inventory No.

name of property: Jubilee

Section number 8 Page 3

In need of capital, Linton mortgaged the Jericho site with both small and large dwellings to Elisha Tyson in 1774. The following year, Linton was injured in a construction accident and died in November 1775. Eventually Elisha Tyson acquired the property in fee; his descendant Nathan Tyson leased the merchant mill to city investors who started cotton manufacturing in the gristmill in 1822 and then build a typical large cotton factory.

The mill builders of the 1770s expected to have Joppa Town as their nearby port, but the estuary gradually filled up with silt and the county government had already moved to Baltimore Town (1768). Even without economic activity at Joppa, the valley remained a center of industry with cotton factories at both Jericho and Franklinville, a large iron works at Vinegar Hill Road, and numerous flour mills carrying on throughout the 19th century. Jerusalem Mill functioned until 1960.

Elisha Tyson advertised 195 acres on the Little Gunpowder Falls in the Maryland Journal and Baltimore Advertiser, February 12, 1782. Two merchant mills came with the property plus a large mansion (the Jericho Farm House), blacksmith shop, blacksmith's dwelling, and three stone houses, one described as "30 feet square, two stories high, completely finished," (most likely Jubilee).

In 1847 when Nathan Tyson offered the Jericho Cotton Factory for sale or rent, his advertisement made no mention of a flour or grist mill. He stated that the water power site had 25 feet of fall and described the neighborhood as "unsurpassed for healthfulness of location" (Baltimore American, November 29, 1847). Only the cotton works was mentioned in the 1850 census of manufactures; the gristmill was missing from J.C. Sidney and F. J. Browne's 1850 county map.

The Jericho Cotton Factory was heavily damaged by fire as reported in the Baltimore County Advocate, December 3, 1859. However, the plant was repaired and its assessed value in the 1876 tax ledger of Election District 11 was \$4050. The cotton factory appeared in G.M. Hopkins' Atlas of Baltimore County, Maryland, in 1877. There are conflicting accounts of what happened to the grist mill and the cotton factory. William B. Marye reported that the Jericho Grist Mill was used for fairs and socials after it ceased operations and its foot-bridge was washed out in a flood in 1892 when in use by St. John's P. E. Church of Kingsville for an annual fair (Maryland Historical Magazine, 53:50-51). However it was the

Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet

BA 134
MHT Inventory No.

name of property: Jubilee

Section number 8 Page 4

"old Jericho Cotton Mill" that was mentioned as the site of a Presbyterian bazaar in the Maryland Journal, September 6, 1890. Some accounts hold that the factory was dismantled in 1895. Neither mill appeared in the 1898 Bromley atlas. The year 1895 was the time when the "old Jericho store house" was demolished. It bore a datestone of 1796 and the name of J. M. Tyson (Baltimore County Union, June 29, 1895).

In 1984, Marie McBride, owner of the Tyson mansion, wrote to LPC stating:

My information is that the grist mill, perhaps known as "The Hall" was used for social functions as late as 1907. My cousin, Raymond Unkart, born 1907, on Jericho Road, remembers his father telling him he played the fiddle soon after coming to Jericho in 1905. My mother told me of this many times also. Raymond Unkart remembers "The Hall" when he was 4-6 years old as a 2-story structure with the upper portion of wood. He thought the size was 30 by 40 feet. The "fiddle" or violin still remains in his hands in good condition.

Scott McBride in 1978 told the same story to the LPC and noted that he had found a tombstone of Mrs. Elizabeth Simms, wife of one factory owner, "back in the woods." He was familiar with the grist mill foundations. He thought it had been torn down in 1906. Joseph Smith of Fork reported in 1989 that he had been baptized "in the Jericho Mill Run." Mrs. Carolyn M. Gifford reported to the LPC in 1980 that the mill race for Franklinville Factory passed to the rear of Jubilee but she and her husband had the rear yard regrades onto a slope and part of the millrace filled. Her children used to play in the mill foundation, which became "quite overgrown since it became a State park."

Useful clues are found on J. C. Sidney and P. J. Browne's 1850 map of Baltimore County which showed, as did the 1877 Hopkins atlas, that the Jericho Factory was slightly south of the Tyson-Simms-McBride mansion: that would place the cotton factory possibly 300 to 400 feet south of Jubilee.

**Maryland Historical Trust/
National Register of Historic Places
Continuation Sheet**

BA 134
MHT Inventory No.

name of property: Jubilee

Section number 8 Page 5

The riverbank property including Jubilee was leased by the Tysons to Hugh Simms in 1852 (Deeds HMF 2:507). When Simms was sued in an ejectment case in 1878 the Tyson heirs sold to the owners of Franklinville Factory, the works downstream. The owners of Franklinville, Andrew D. Jones and Albert A. Blakeney, sold to Mount Vernon Woodberry Cotton Duck Company in 1899 (Deeds NBM 241:43).

Mount Vernon belonged to a national trust that claimed to manufacture 90% of the country's canvas. Franklinville was closed in 1903 as unproductive. The trust eventually fell apart without any Federal anti-trust action. The Mount Vernon Company went through a reorganization and gradually sold its surplus sites in various lots.

In 1919 August Unkart bought the Linton-Tyson-Simms mansion and the whole Upper Jericho Merchant Mill site (Deeds WPC 516:378). In 1952, Unkart and wife sold the half-acre Jubilee parcel to R. Hugh and Carolyn M. Gifford (Deeds GLB 2084:39). The Giffords enlarged the house with a brick wing and immensely improved the structure and occasionally entertained garden tours. The tour literature of 1967 described the place "in process of restoration" (Sun, June 16, 1967). At one time, the Giffords asked the LPC staff to prepare a National Register nomination text, but the forms were never completed. Jubilee was auctioned in the autumn of 1995 after the Giffords moved to a retirement home (Sun, October 29, 1995). The new owners are Woody and Ellen Gruber of Dickeyville.

Little Gunpowder Falls valley would make an ideal local or National Register historic district based on the theme of water-powered industries of the Industrial Revolution. Thus far, the Linton-Tyson-Simms-Unkart-McBride mansion, Jerusalem Mill, and the Jericho Covered Bridge have been accepted on the National Register as individual structures. Franklinville was established as a Baltimore County historic district in July, 1995. The elaborate stone mill race leading to Franklinville has been given a site number (18BA403) by the State Terrestrial Archaeologist. Jubilee was given a MHT Inventory number (BA 134) in 1965 when the Baltimore County Historical Society was serving as the MHT's local informant.

9. Major Bibliographical Reference

Survey No.

BA 134

Terry L. Linton, "The Forgotten Millwright, Isaiah Linton,
1739-17750," History Trails, 24 (Autumn 1988-Winter 1989).

10. Geographical Data

Tax Map 55, Grid 16, Parcel P36

Acreage of nominated property 0.554Quadrangle name White Marsh, MDQuadrangle scale 1:24,000

UTM References do NOT complete UTM references

A	Zone	Easting	Northing
C			
E			
G			

B	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

See metes and bounds below:

List all states and counties for properties overlapping state or county boundaries

state N/A code county Adjoins Harford County codestate N/A code county N/A code

11. Form Prepared By

name/title John McGrain, Exec. Sect, Landmarks Preservation Commissionorganization Office of Planningdate January 10, 1996street & number 401 Bosley Avenuetelephone (410) 887-3495city or town Towsonstate MD 21204

10. Continued: Verbal Boundary Description:

S 0° 40' E
S 83° 30' 30" E
N 5° 40' 40" W
N 87° 45' W

100 ft along Jericho Road
229 ft to cenetr line of Little Gunpowder Falls
118.01 ft along center line of Little Gunpo
218.15 ft back to Jericho Road

Maryland
Baltimore County
District XI
Kingsville

BA-134

Jubilee

1772

Stone house built by Elisha Tyson, owner of cotton
mills on the Little Gunpowder, in town of Jericho.
Later became an Inn, a rooming house, a tenant house.
Restored by the present owners.

color slide

(First HABS Report)
E. Frances Offutt
HABS COMMITTEE OF BALTIMORE
COUNTY HISTORICAL SOCIETY

July 29, 1965

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-27</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
<u>7-11</u>	DEPS (if not received, date e-mail sent _____)	<u>comment</u>
_____	FIRE DEPARTMENT	_____
<u>6-15</u>	PLANNING (if not received, date e-mail sent _____)	<u>comment - supports</u>
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>6-24</u> by <u>Dgle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>Historic - BC landmark list #142</u>		
<u>Md Register #BA-134</u>		

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

2012-0314-A

Account Identifier:

District - 11 Account Number - 1107029250

Owner Information

Owner Name: VONBRAMER JANA M Use: RESIDENTIAL
Mailing Address: 12235 JERICO RD Principal Residence: YES
KINGSVILLE MD 21087-1931 Deed Reference: 1) /15719/ 00260
2)

Location & Structure Information

Premises Address Legal Description
12235 JERICO RD LOT ES FRANKLINVILLE
0-0000 12235 JERICO RD
OPP END BROWNS LA

<u>Map</u>	<u>Grid</u>	<u>Parcel</u>	<u>Sub District</u>	<u>Subdivision</u>	<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Assessment Area</u>	<u>Plat No:</u>
0055	0016	0036		0000				3	
									<u>Plat Ref:</u>

Special Tax Areas Town NONE
Ad Valorem
Tax Class

<u>Primary Structure Built</u>	<u>Enclosed Area</u>	<u>Property Land Area</u>	<u>County Use</u>
1872	1,843 SF	24,350 SF	04

<u>Stories</u>	<u>Basement</u>	<u>Type</u>	<u>Exterior</u>
2.500000	YES	STANDARD UNIT	STONE

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<u>Land</u>	95,000	95,000		
<u>Improvements:</u>	403,000	237,700		
<u>Total:</u>	498,000	332,700	498,100	332,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
GRUBER ELLWOOD L	11/01/2001	\$373,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /15719/ 00260	<u>Deed2:</u>
<u>Seller:</u> GIFFORD R HUGH	<u>Date:</u> 03/26/1996	<u>Price:</u> \$127,000
<u>Type:</u> ARMS LENGTH IMPROVED	<u>Deed1:</u> /11496/ 00297	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments</u>	<u>Class</u>	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

July 10, 2012

Jana M Van Bramer
12235 Jericho Road
Kingsville MD 21087

RE: Case Number: 2012-0314-A, Address: 12235 Jericho Road, 21087

Dear Ms. Van Bramer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 2012. 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Mary M. Weiss, 1016 Morton Street, Baltimore MD 21201

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



Maryland Department of Transportation

Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 6-19-12

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

RE: Baltimore County
Item No 2012-0314-A
Administrative Variance
Jana M. Van Branner
12235 Ferilo Road

Dear Ms. Lewis:

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. 2012-0314-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller".
for Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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

DAK:CEN
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-07022012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 15, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 12235 Jericho Road

INFORMATION:

Item Number: 12-314

Petitioner: Jana M. Van Bramer

Zoning: RC 5

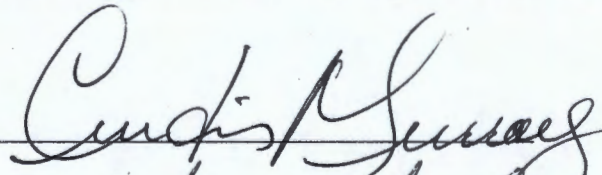
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

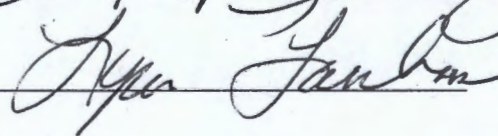
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The existing structure is on the Baltimore County Final Landmarks List # 142 and is located on Jericho Road a Baltimore County designated scenic route. The Department of Planning supports the petitioner's request provided the accessory structure is not attached to the landmarked structure. In the alternative if the structure is attached, approval is conditioned upon review and approval by the Baltimore County Landmarks Preservation Commission.

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

Prepared by:



Division Chief:
AVA/LL: CM



Case No.: 2012-0314-A

8/21/12
DW

Exhibit Sheet

7/16/12
PZ

Petitioner/Developer

Protestants

No. 1	Site plan	
No. 2	rendering	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

055B2

12311

JERICHO RD

12307

20100285

12300

11 ED NE 15-K

3 CD

RC-5

12301

GREENHOUSE LN

HARFORD COUNTY

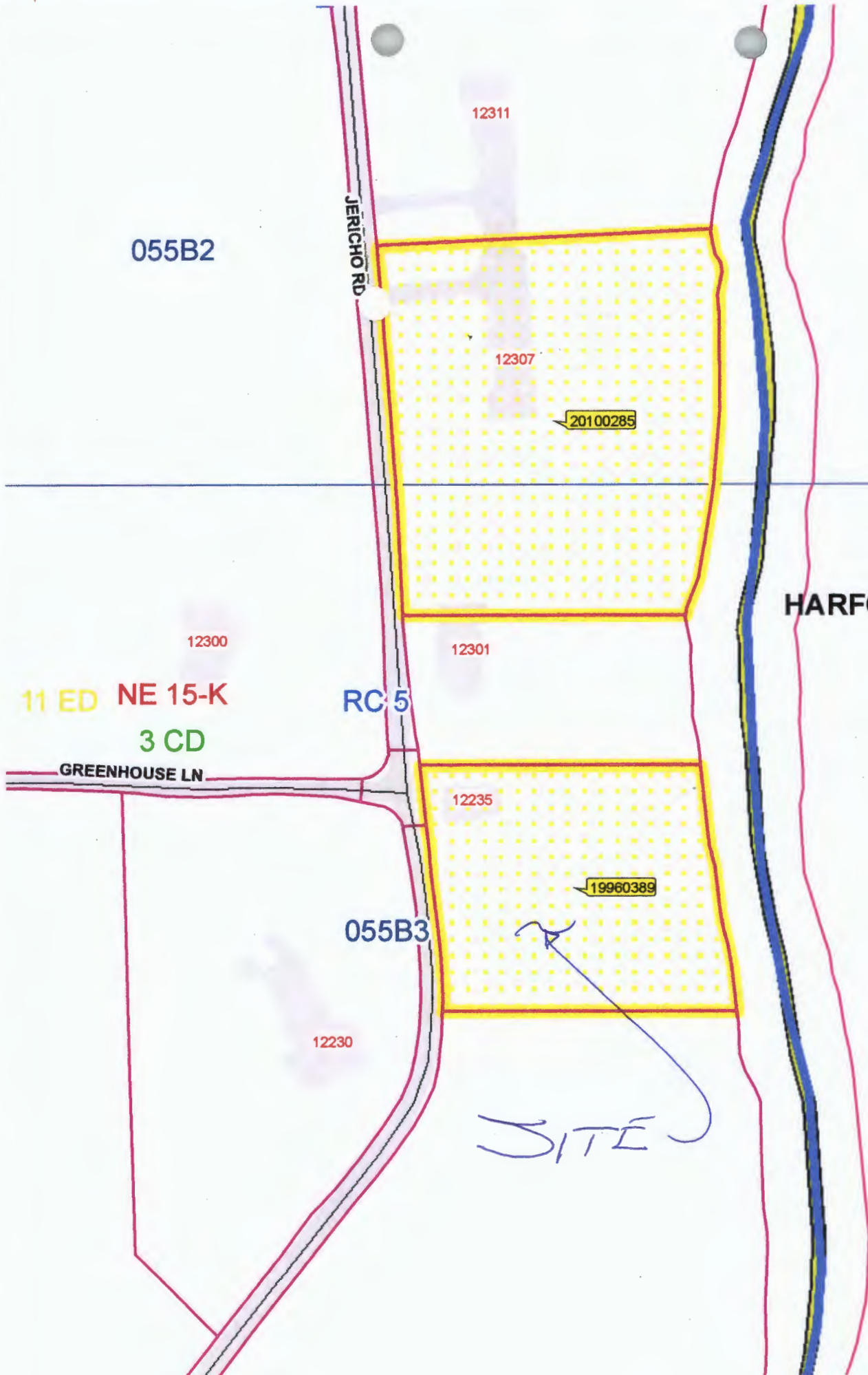
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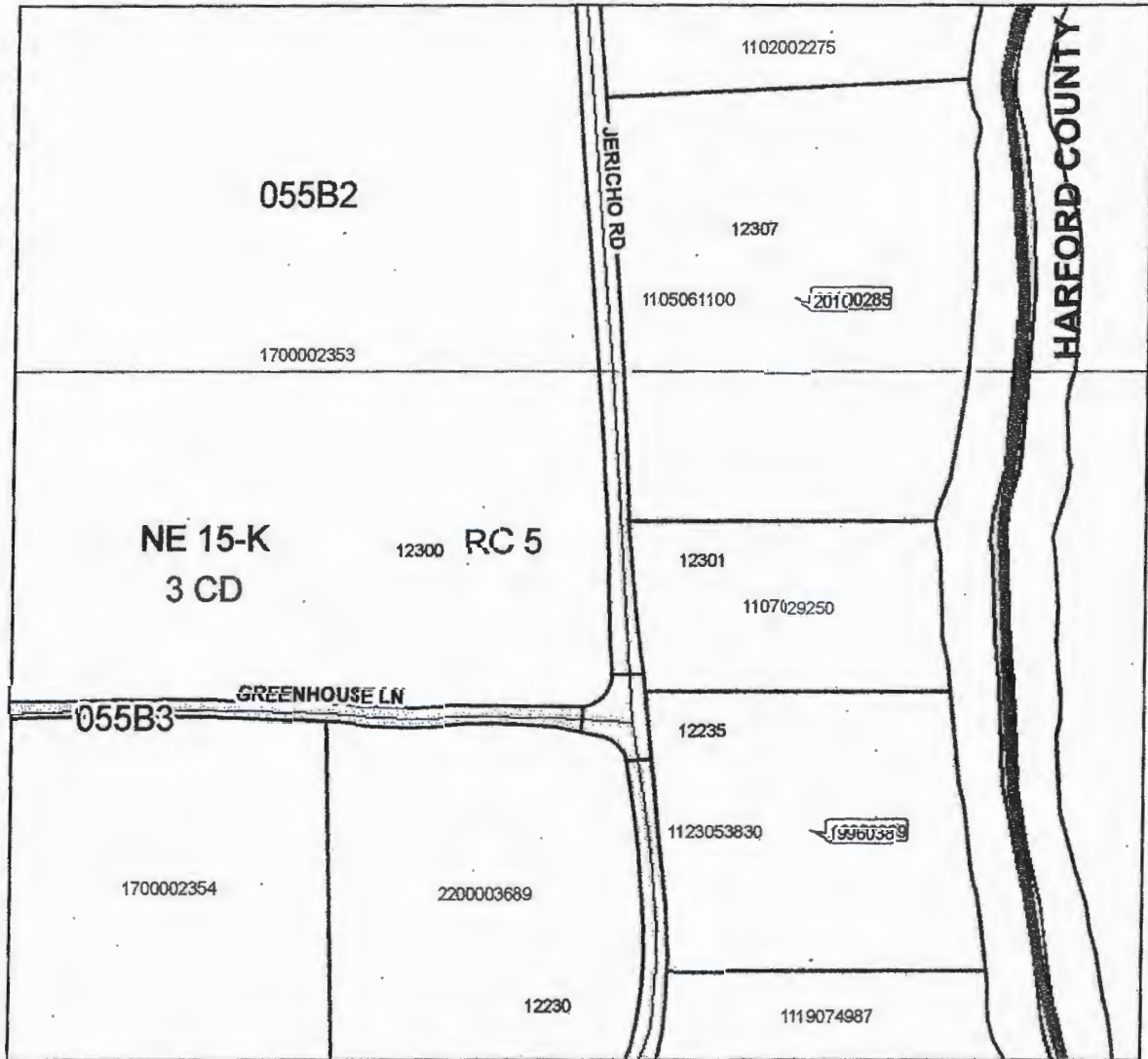
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12230

SITE

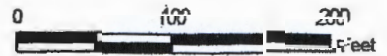


12235 Jericho Road



Publication Date: May 16, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

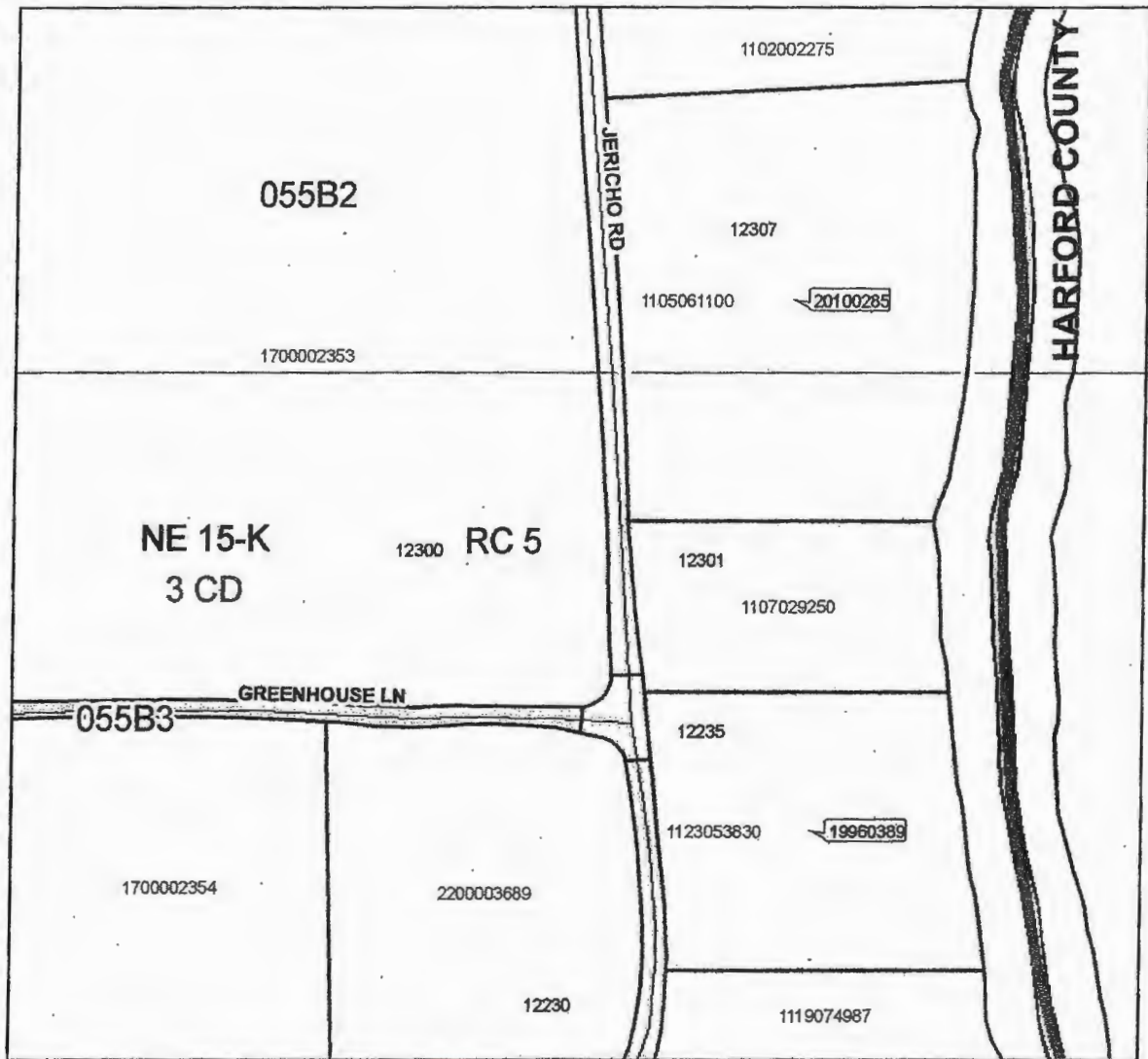
DQ Map Notes



1 inch = 100 feet

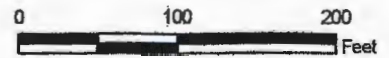
**GIS ZONING MAP
12235 JERICO RD.**

12235 Jericho Road



Publication Date: May 16, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

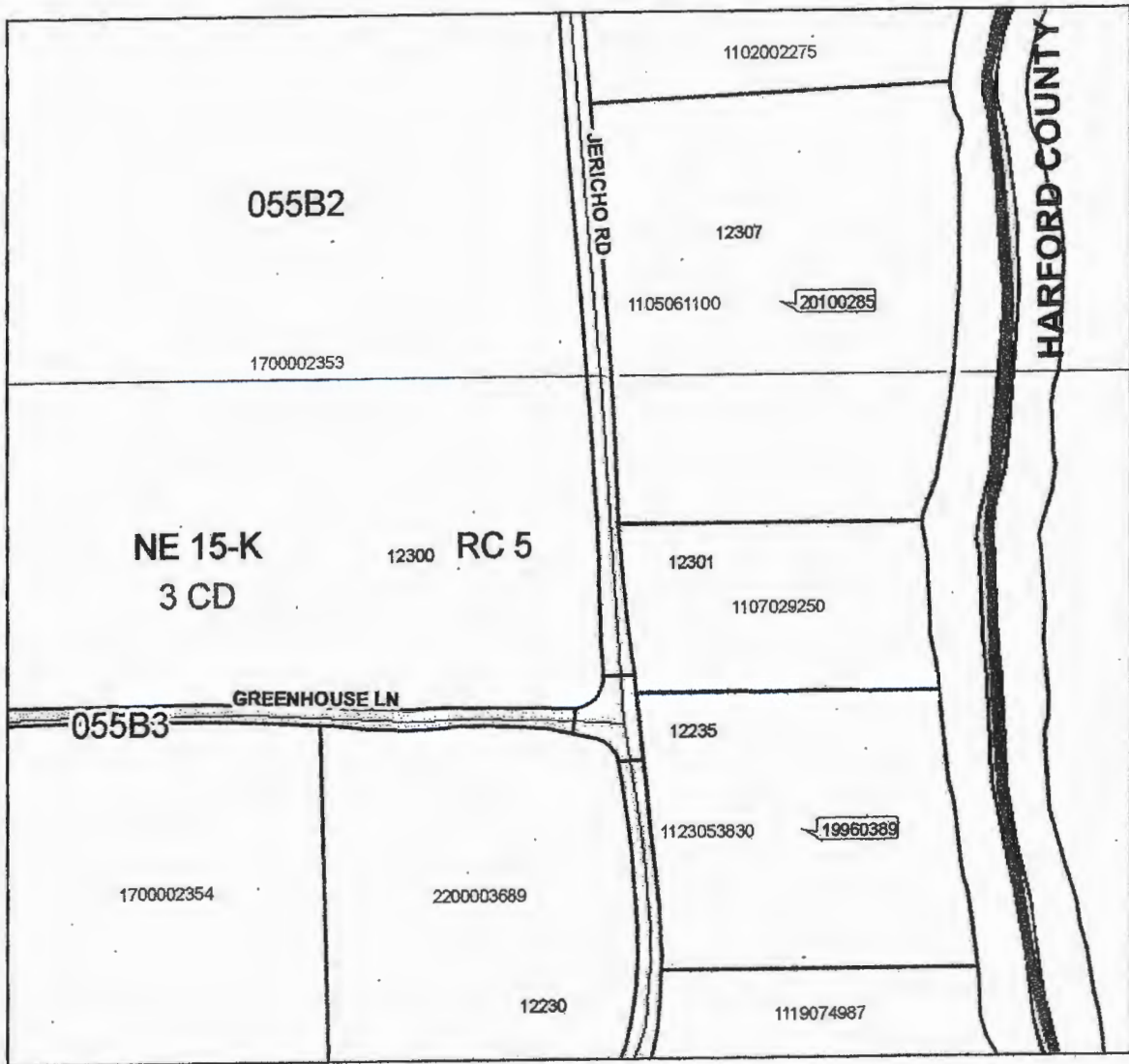
DQ Map Notes



1 inch = 100 feet

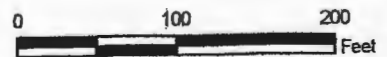
**GIS ZONING MAP
12235 JERICO RD.**

12235 Jericho Road



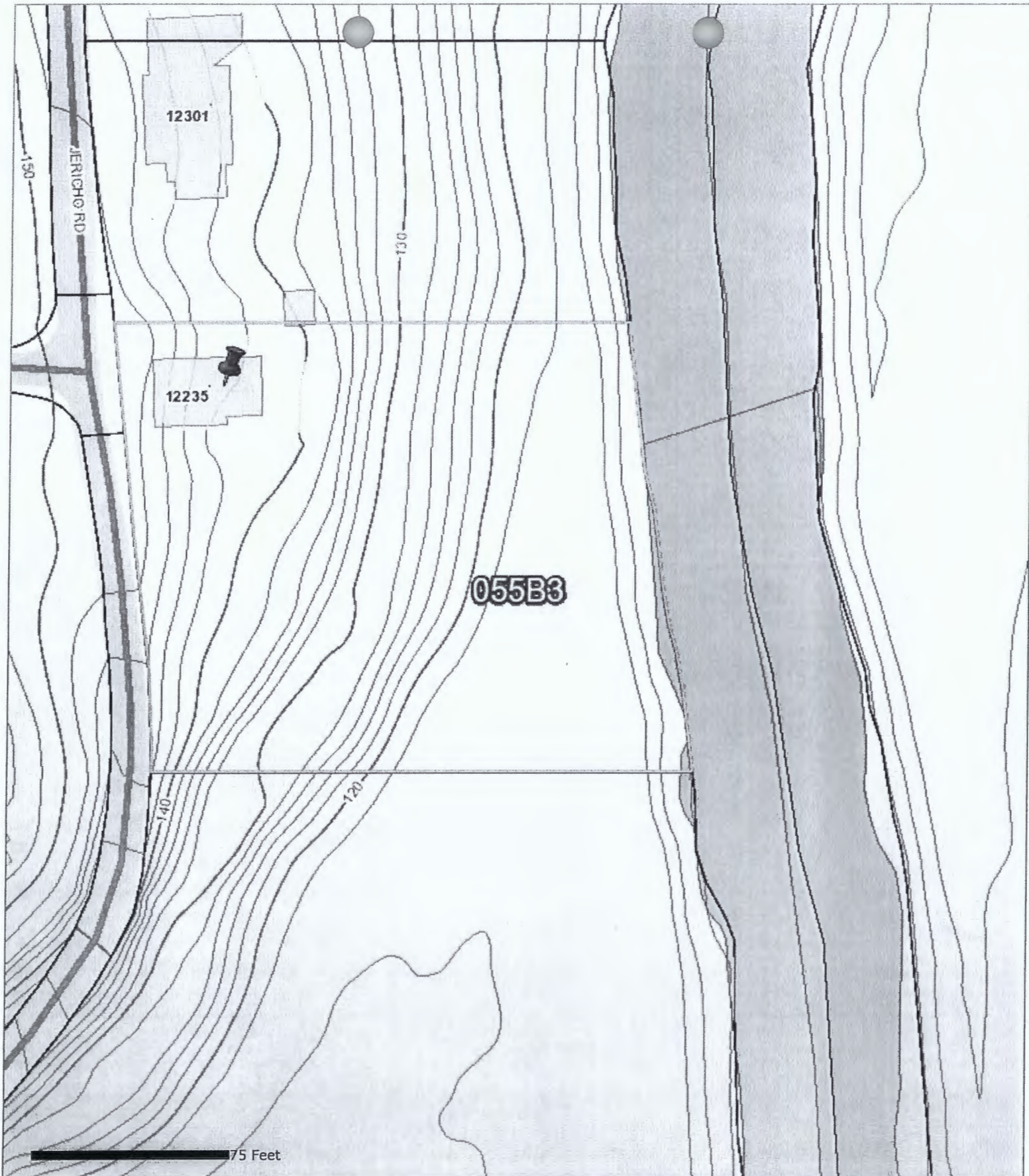
Publication Date: May 16, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet

**GIS ZONING MAP
12235 JERICO RD.**

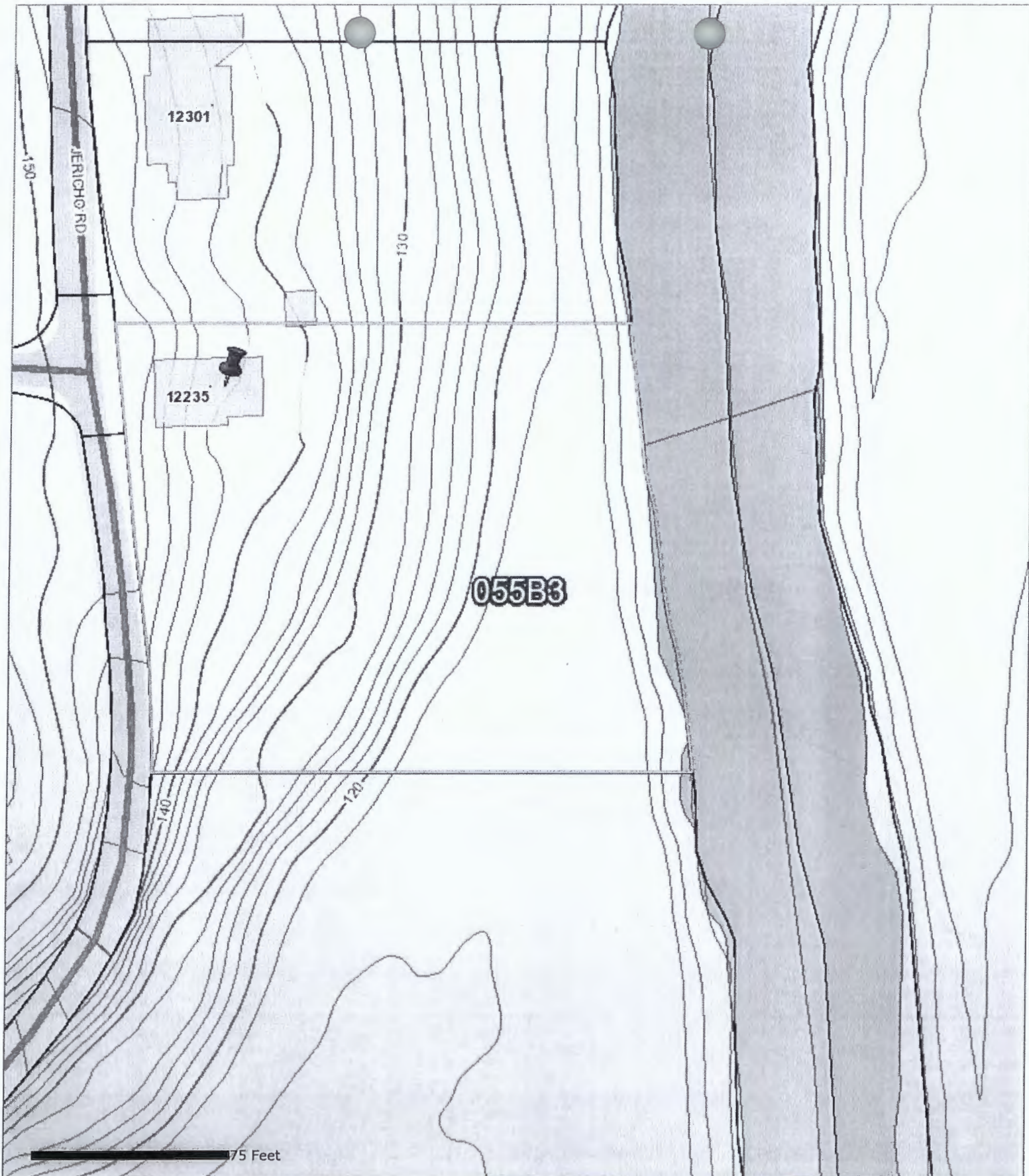


12235 JERICHO RD.
Find Tile Map
**TOPOGRAPHY
MAP**

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

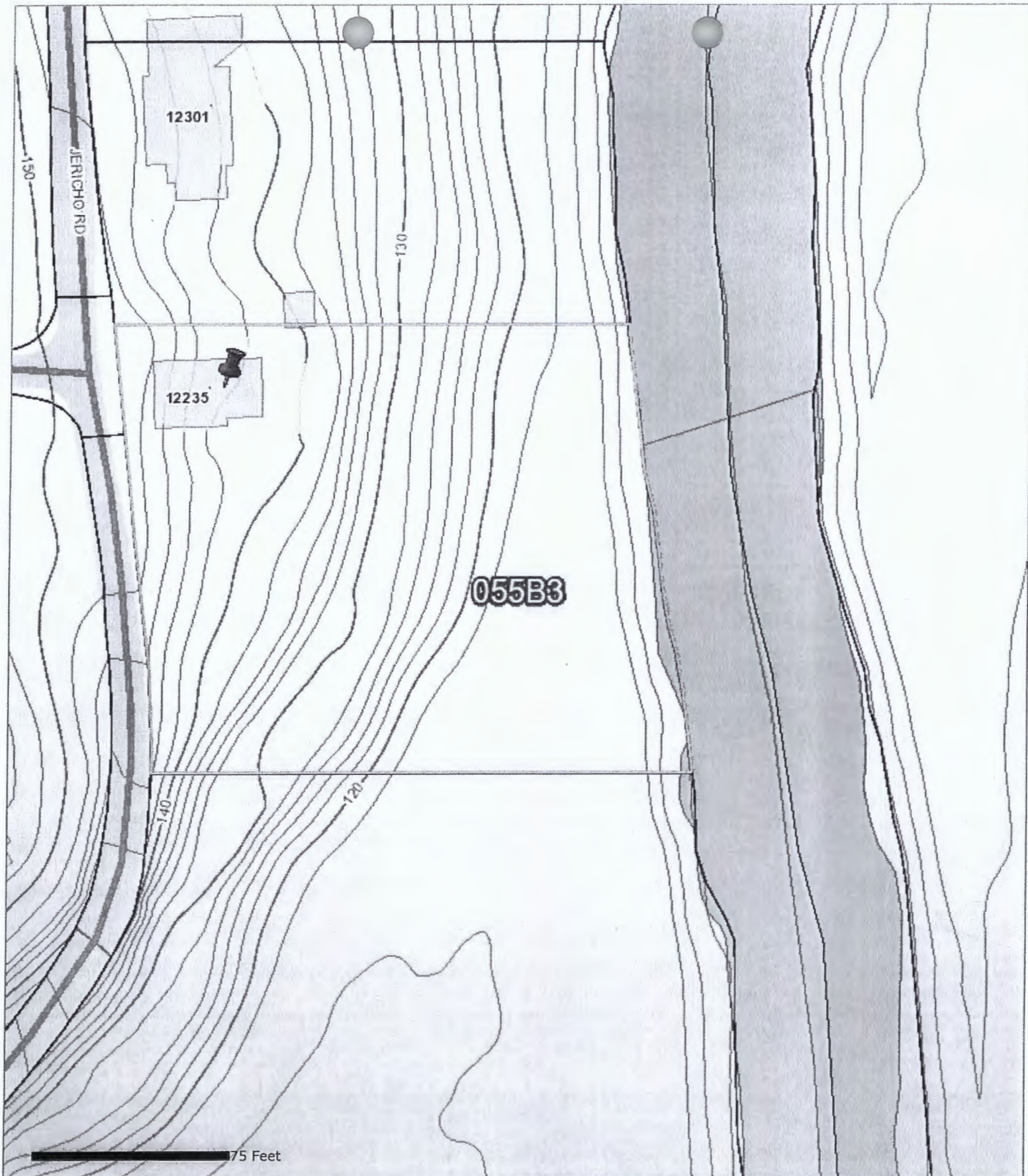


12235 JERICHO RD.
Find Tile Map
**TOPOGRAPHY
MAP**

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Baltimore County
My Neighborhood



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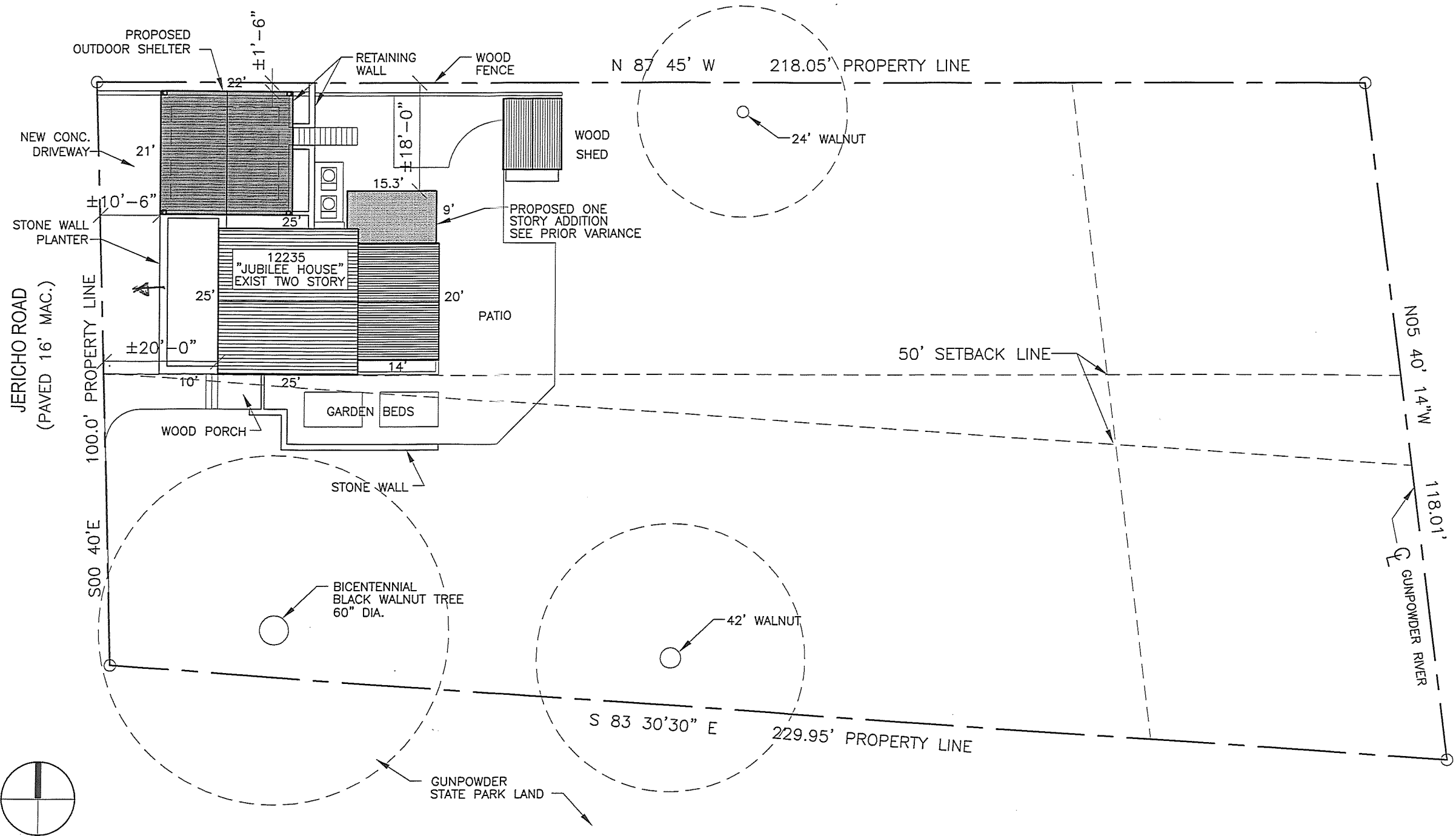
12235 JERICHO RD.
Find Tile Map
**TOPOGRAPHY
MAP**

Created By
Baltimore County
My Neighborhood

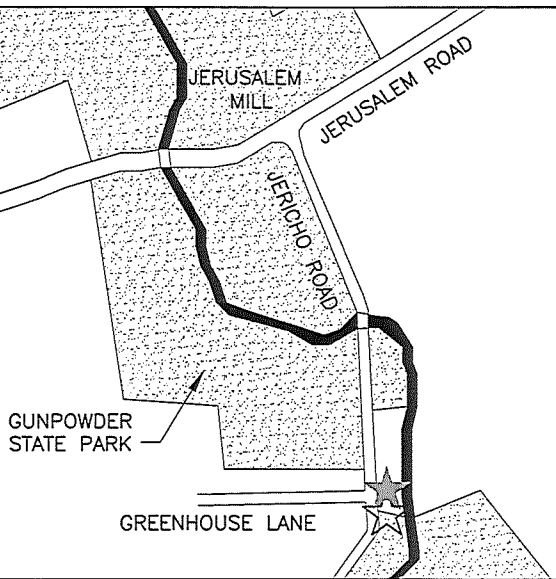


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ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARINGS _____
ADDRESS: 12235 JERICHO ROAD, KINGSVILLE, MD 21087 OWNER(S) NAME(S): JANA VON BRAMER
SUBDIVISION NAME: N/A MAP # 55 GRID # 16 PARCEL # 36
PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 11-1107029250 DEED REFERENCE # 11496/299



SITE VICINITY MAP



ZONING MAP # OSSB 2 X
SITE ZONED: R.C.-5 RURAL CONS.
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 0.5589 ACRES
OR SQUARE FEET: 24,350 SF
HISTORIC? LANDMARK LIST #142
MD. REGISTER #BA-134
IN CBCA? NO
IN FLOOD PLAIN? UNKNOWN
UTILITIES:
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING: YES
CASE NUMBER AND RESULT:
CASE# 1996-0389
PREVIOUS OWNER WAS GRANTED
VARIANCE FOR 15' SIDEYARD
SETBACK TO ALLOW LOWER LEVEL
ADDITION
VIOLATION CASE INFO:
N/A

DRAWN BY: MARY WEISS, SMG ARCHITECTS
DATE: 18 MAY, 2012
SCALE: 1"=20'

NOTE: INFORMATION SHOWN ON DRAWING WAS
COMPILED FROM THREE DIFFERENT SOURCES
AND SHOULD NOT BE USED AS A LEGAL SURVEY

SCHAMU MACHOWSKI GRECO ARCHITECTS, INC

1016 MORTON STREET, BALTIMORE, MD 21201
TEL 410-685-3582 FAX 410-625-4790



ZONING HEARING PLAN FOR VARIANCE _____

FOR SPECIAL HEARINGS _____

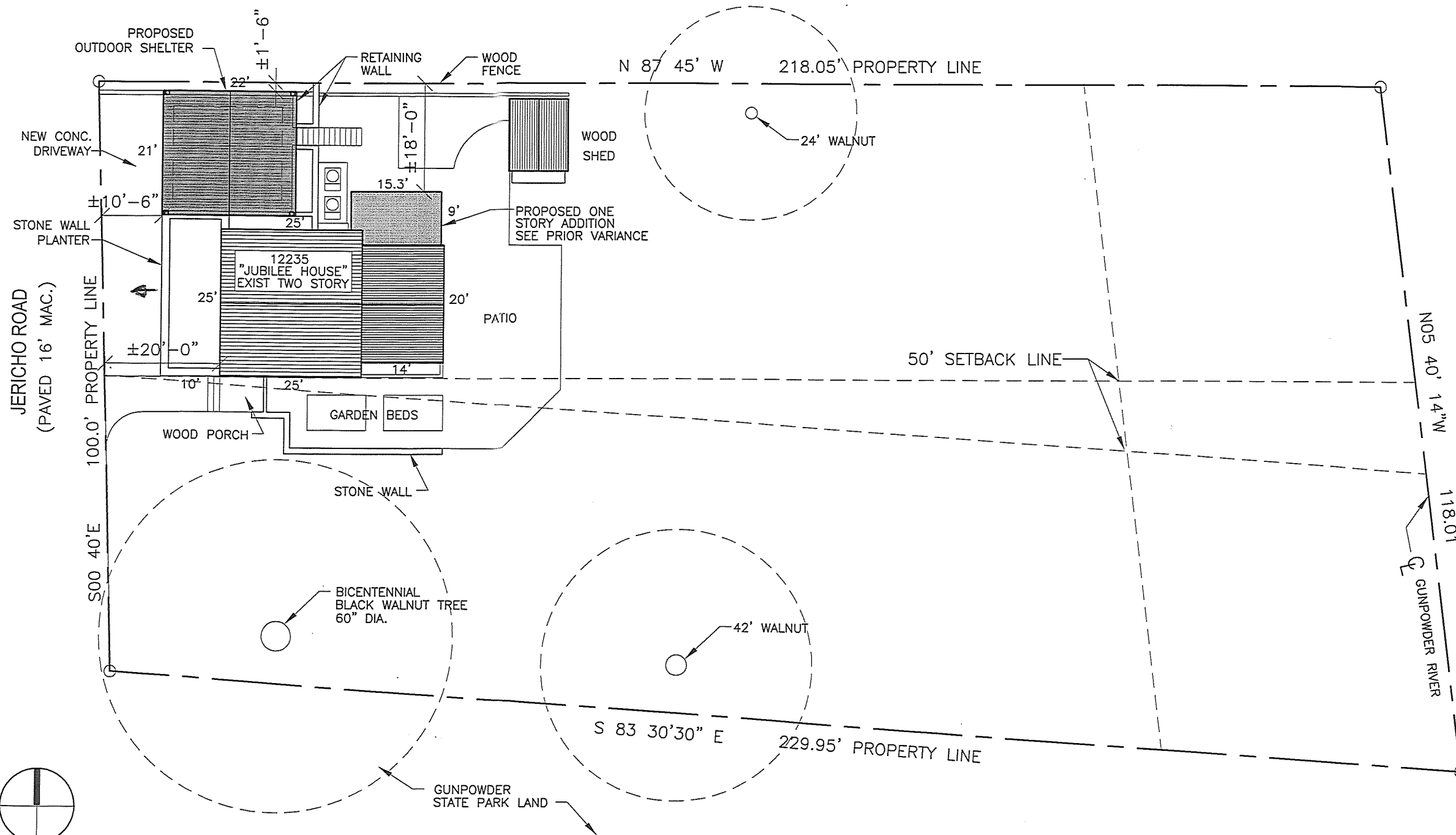
ADDRESS: 12235 JERICHO ROAD, KINGSVILLE, MD 21087

OWNER(S) NAME(S): JANA VON BRAMER

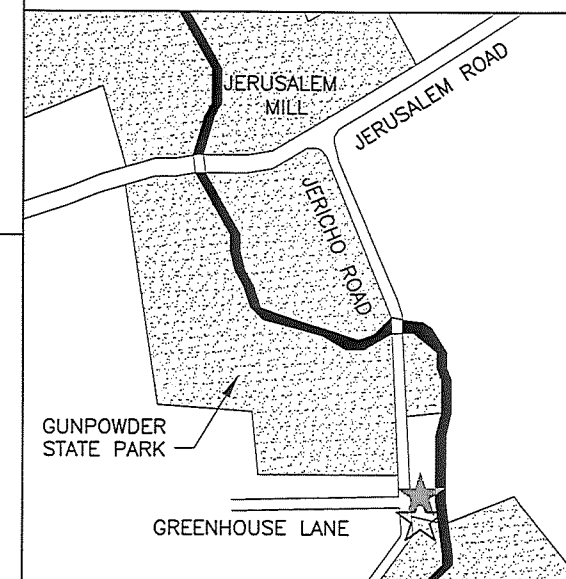
SUBDIVISION NAME: N/A

MAP # 55 GRID # 16 PARCEL # 36

PLAT BOOK # N/A FOLIO # N/A 10 DIGIT TAX # 11-1107029250 DEED REFERENCE # 11496/299



SITE VICINITY MAP



ZONING MAP # 055732 X
SITE ZONED: R.C.-5 RURAL CONS.
ELECTION DISTRICT: 11
COUNCIL DISTRICT: 3
LOT AREA ACREAGE: 0.5589 ACRES
OR SQUARE FEET: 24,350 SF
HISTORIC? LANDMARK LIST #142
MD. REGISTER #BA-134

IN CBCA? NO
IN FLOOD PLAIN? UNKNOWN
UTILITIES:
WATER IS: PRIVATE
SEWER IS: PRIVATE
PRIOR HEARING: YES

CASE NUMBER AND RESULT:
CASE# 1996-0389
PREVIOUS OWNER WAS GRANTED
VARIANCE FOR 15' SIDEYARD
SETBACK TO ALLOW LOWER LEVEL
ADDITION

VIOLATION CASE INFO:
N/A

DRAWN BY: MARY WEISS, SMG ARCHITECTS
DATE: 18 MAY, 2012
SCALE: 1"=20'

NOTE: INFORMATION SHOWN ON DRAWING WAS
COMPILED FROM THREE DIFFERENT SOURCES
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SMG
ARCHITECTS

Exhibit #1





PROJECT: VON BRAMER RESIDENCE, 12235 JERICHO ROAD, KINGSVILLE, MD.
DRAWING: PROPOSED OUTDOOR SHELTER
DATE: 18 MAY 2012

SCHAMU MACHOWSKI GRECO ARCHITECTS, INC
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