



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 23, 2013

J. Neil Lanzi, Esquire
409 Washington Avenue, #617
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2013-0012-SPHA
Property: 135 Village Queen Drive

Dear Mr. Lanzi:

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 "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Thomas J. Langford, 309 Rolling Knoll Road, Bel Air, MD 21014

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE *
(135 Village Queen Drive) *
3rd Election District *
2nd Councilmanic District *
Trentham Mansion LLC *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0012-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by J. Neil Lanzi, Esquire, on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to allow the amendment of the Final Development Plan (FDP) for Queen Anne Village addition (Section 5B & 5C) from the 10th Amendment to the 11th Amendment. The Variance petition seeks relief from the B.C.Z.R. as follows: (1) to allow 0% amenity open space in lieu of the required 7% pursuant to §204.4.C.6, (2) to allow landscape buffers as small as 0 ft. in lieu of the required 10 ft. pursuant to §204.4.C.9.c.(1), and (3) to allow 22 parking spaces in lieu of the 29 required spaces pursuant to §409.6.A.2. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Kevin P. Welsh, Alden S. Bradstock, III, P.E., and Bruce E. Doak with Bruce E. Doak Consulting, LLC, the firm that prepared the site plan. J. Neil Lanzi, Esquire, appeared and represented the Petitioner. Also in attendance was Thomas J. Langford. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

Date 4-23-13

By [Signature]

Zoning Advisory Committee (ZAC) comments were received and are included in the file. The only substantive comment was submitted by the Department of Planning (DOP), which supports the Variance petition.

The subject property is .75 acres in size and is zoned primarily RO, with small portions of DR 16 and DR 2. The property is improved with an historic mansion (the Trentham Mansion) ["Mansion"] listed as Final Landmark No. 14 on Baltimore County's Final Landmark List. The current owner, Kevin Welsh, acquired the property in 2006, and to date has invested over \$1M in renovations. Petitioner's Exhibit 3. Though the County issued citations to the Petitioner for undertaking certain improvements without the proper authorization of the Landmarks Preservation Commission (LPC), the parties resolved the matter and a Settlement Agreement (Petitioner's Exhibit 2) was reached in October, 2012.

Mr. Welsh testified he has completed all repairs required by the LPC, and he intends to sell or lease the property for office uses, including medical offices. The witness explained the property has for the last 18 years been used as a health and wellness center. Mr. Welsh indicated the Garrison Overlook Community Association supports his petition. Petitioner's Exhibit 4.

Mr. Doak, a licensed surveyor accepted as an expert, described the plan in general terms, and indicated the Mansion would be used as a Class A office building (on the portion of the property zoned RO). He described the immediate surroundings as medium to heavy residential, with commercial uses in close proximity. Mr. Doak opined the property was of an unusual shape, and that the expanded parking was needed to sustain the office uses within the Mansion.

The Petitioner also presented as a witness Alden S. Bradstock, III, P.E., a mechanical engineer. Mr. Bradstock indicated he provided consultation concerning the project, and he stated the Petitioner improved the property by undertaking the significant renovations.

ORDER RECEIVED FOR FILING

Date 4-23-13

2

By DS

As an initial matter, I do not believe that an 11th Amendment to the Queen Anne Village residential development is required or would be prudent. This $\frac{3}{4}$ acre parcel, though it happens to be shown on the FDP for that development, is not in any way an integral part of that project. The Petitioner is not proposing residential uses for the Mansion, and the majority of the parcel is zoned RO. As such, I believe that amending the FDP, for the 11th time, would only confuse matters.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. The property is of irregular dimensions and contains a Mansion and outbuildings on the Final Landmark List. As such, it is unique for zoning purposes. The Petitioner would experience a practical difficulty if the regulations were strictly enforced, since it would be unable to obtain a return on its investment and use the property for offices, as permitted by its zoning. The grant of variance relief will not be detrimental to the community's health, safety and welfare, as demonstrated by the support of Baltimore County.

Pursuant to the advertisement, posting of the property, and the public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Variance request should be granted.

THEREFORE, IT IS ORDERED this 23rd day of April 2013, by this Administrative Law Judge, that Petitioner's request for Special Hearing to allow the amendment of the Final Development Plan (FDP) for Queen Anne Village addition (Section 5B & 5C) from the 10th

ORDER RECEIVED FOR FILING

Date 4-23-13

By aw

Amendment to the 11th Amendment , be and is hereby DISMISSED WITHOUT PREJUDICE
(as unnecessary); and

IT IS FURTHER ORDERED that Petitioner's Variance request from B.C.Z.R. as follows: (1) to allow 0% amenity open space in lieu of the required 7% pursuant to §204.4.C.6, (2) to allow landscape buffers as small as 0 ft. in lieu of the required 10 ft. pursuant to §204.4.C.9.c.(2), and (3) to allow 22 parking spaces in lieu of the 29 required spaces pursuant to §409.6.A.2, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 4-23-13

By 



PETITION FOR ZONING HEARING(S)

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 135 VILLAGE QUEEN DRIVE which is presently zoned DR 16 DR 2

Deed References: SM 29944/113 10 Digit Tax Account # 2 1 0 0 0 3 4 9 6

Property Owner(s) Printed Name(s) TRENTHAM MANSION, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED SHEET

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

TRENTHAM MANSION, LLC (KEVIN WELSH)

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

BRUCE E. DANK

GERALD CROSS & ETC., LTD.

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0012-SPHA Filing Date 7/19/2012 [Do Not Schedule Dates: _____]

Review: JNP

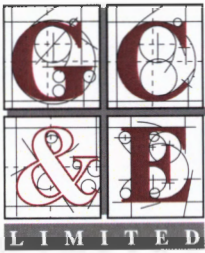
for 4-294689

SPECIAL HEARING REQUESTED

TO ALLOW THE AMENDMENT OF THE FINAL DEVELOPMENT PLAN FOR
QUEEN ANNE VILLAGE ADDITION (SECTION 5B & 5C) FROM THE 10TH
AMENDMENT TO THE 11TH AMENDMENT.

VARIANCES REQUESTED

- 1) TO ALLOW 0% AMENITY OPEN SPACE IN LIEU OF THE
REQUIRED 1% PER SECTION 204.4.C6 BCZR
- 2) TO ALLOW LANDSCAPE BUFFERS AS SMALL AS 0' IN
LIEU OF THE REQUIRED 10' PER SECTION 204.4c9c(1) BCZR
- 3) TO ALLOW 22 PARKING SPACES IN LIEU OF THE 29
REQUIRED PER SECTION 409.6A2 BCZR



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 26, 2012

**Zoning Description
The property of
Trentham Mansion, LLC
135 Village Queen Drive
Baltimore County, Maryland**

All that piece or parcel of land, situate, lying and being in the Third Election District, Second Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Being Lot 46, also shown as the "Trentham Lot", and shown on a plat entitled "Resubdivision of portion of 5th Amended Plat Queen Anne Village Addition", dated February 2, 1988, and recorded among the Land Records of Baltimore County in Platbook No. S.M. 58 folio 13.

Containing 0.75 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



Lic. exp. / RENEWS
2/22/13

No. 87105
Date 7/19/2012

BUSINESS ACTION LINE 400
 7/20/2012 7/19/2012 10:00AM
 9505 WALTON ROAD
 RECEIPT # 000002 7/19/2012 0001
 5 STAR TRUCK VERIFICATION
 01 087105
 Receipt Int. 0000 \$770.00
 \$770.00 00 1.00 CH
 Baltimore County, Maryland

			Rev Source/	Sub Rev/			
Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
806	0000		6150				770.00

Total: 770.00

Trentham Mansion, LLC
Special Hearing/Variance 2013-0012-SPHA
135 Village Green Drive (Trentham Mansion, LLC)

**CASHIER'S
VALIDATION**

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

**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: 2013-0012-SPHA
Petitioner: TRENTHAM MANSION LLC
Address or Location: 135 VILLAGE QUEEN DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEVIN WELSH FOR TRENTHAM MANSION LLC
Address: 305 FREDERICK ROAD
BALTIMORE MO 21228

Telephone Number: 443 - 610 - 8278

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

March 29, 2013

Re:

Case Number: 2013- 0012-SPHA

Petitioner / Developer: Trentham Mansion, LLC

Date of Hearing: April 18, 2013

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

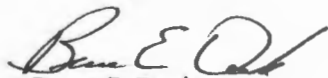
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **135 Village Queen Drive**.

The sign(s) were posted on **March 27, 2013**.

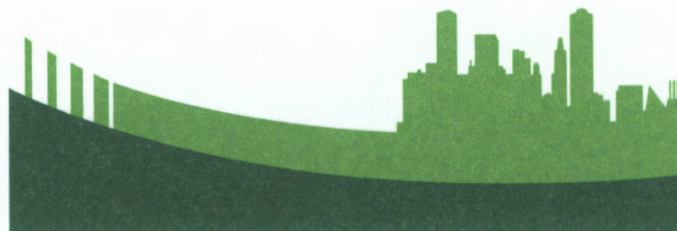
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2013-0012-SPHA

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE&TIME: Thursday April 18, 2013 1:30PM

**SPECIAL HEARING TO ALLOW THE AMENDMENT OF THE FINAL
DEVELOPMENT PLAN FOR QUEEN ANNE VILLAGE ADDITION (SECTION
5B & C) FROM THE 10TH AMENDMENT TO THE 11TH AMENDMENT.**

**VARIANCE TO ALLOW 0% AMENITY OPEN SPACE IN LIEU OF THE
REQUIRED 7%; TO ALLOW LANDSCAPE BUFFERS AS SMALL AS 0' IN
LIEU OF THE REQUIRED 10' AND TO ALLOW 22 PARKING SPACES IN
LIEU OF THE 29 REQUIRED.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391. THE HEARING IS
HANDICAPPED ACCESSIBLE**

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

ZONING NOTICE

CASE NO. 2013-0012-SPHA

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWN

BARTLAND

PLACE, Room 201 Jefferson Building
100 N. Commercial Avenue
TOWN, ND 58104

DATE & TIME: Thursday Sept. 12, 2013 5:00 PM

THE TOWN OF BARTLAND IS CALLING FOR COMMENT ON THE PROPOSED
REVISIONS TO THE ZONING ORDINANCE FOR THE TOWN.

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THE TOWN OF BARTLAND IS CALLING FOR COMMENT ON THE PROPOSED
REVISIONS TO THE ZONING ORDINANCE FOR THE TOWN.

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, 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: #2013-0012-SPHA

135 Village Queen Drive

S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Trentham Mansion, LLC

Special Hearing to allow the amendment of the final Development Plan for Queen Anne Village addition (Section 5B & C) from the 10th amendment to the 11th amendment, **Variance** to allow 0% amenity open space in lieu of the required 7%; to allow landscape buffers as small as 0' in lieu of the required 10' and to allow 22 parking spaces in lieu of the 29 required.

Hearing: Thursday, April 18, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
03/371 March 28 912695



501 N. Calvert Street, Baltimore, MD 21278

March 28, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on March 28, 2013.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

March 21, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0012-SPHA

135 Village Queen Drive

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3rd Election District – 2nd Councilmanic District

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Hearing: Thursday, April 18, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
Kevin Welsh, 305 Frederick Road. Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 29, 2013.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

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

March 21, 2013

NOTICE OF ZONING HEARING

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135 Village Queen Drive
S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane
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Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
Kevin Welsh, 305 Frederick Road. Baltimore 21228

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TO: PATUXENT PUBLISHING COMPANY
Thursday, March 28, 2013 Issue - Jeffersonian

Please forward billing to:

Kevin Welsh
Trentham Mansion, LLC
305 Frederick Road
Baltimore, MD 21228

443-610-8278

NOTICE OF ZONING HEARING

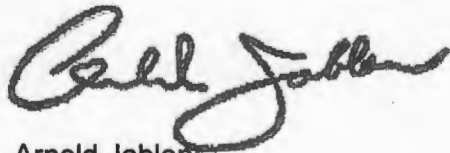
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Hearing: Thursday, April 18, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

September 6, 2012

Kevin Welsh
Trentham Mansion LLC
305 Frederick Road
Baltimore MD 21228

RE: Case Number: 2013-0012 SPHA, Address: 135 Village Queen Drive

Dear Mr. Welsh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 19, 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 that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce E. Doak, 320 E. Towsontown Boulevard, Towson MD 21286
J. Neil Lanzi, Esquire, 409 Washington Avenue, Towson MD 21204

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



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

Date: 7-24-12

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

RE: Baltimore County
Item No 2013-0012-SPHA
Special Hearing Variance
Trentham Mansion LLC
Kevin Welsh
135 Village Queen Drive

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. 2013-0012-SPHA

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,

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: July 31, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2012
Item Nos. 2013-0005, 0007, 0008, 0009, 0010 and 0012

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-08062012-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 135 Village Queen Drive

INFORMATION:

Item Number: 13-012

Petitioner: Trentham Mansion, LLC

Zoning: DR 16 and DR 2

Requested Action: Special Hearing and Variance

The petitioner requests a special hearing to allow the amendment of the final development plan for Queen Anne Village addition (Section 5B & 5C) from the 10th amendment to the 11th amendment. The petitioner also requests a variance to allow 0% amenity open space in lieu of the required 7% per Section 204.4.C6 of the BCZR; and to allow landscape buffers as small as 0' in lieu of the required 10' per Section 204.4c9c(1) of the BCZR; and to allow 22 parking spaces in lieu of the 29 required per Section 409.6A2 of the BCZR.

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The following comments are offered:

The property at 135 Village Queen Drive, known as Trentham (main house and immediate cluster of outbuildings (MIHP # BA-41), is listed on the Baltimore County Final Landmarks List as Final Landmark # 14. At the time of nomination the property included the main house and seven outbuildings. The applicant demolished three of the outbuildings without Landmarks Preservation Commission (LPC) approval. All three outbuildings were located in the area of the proposed parking. Additionally, the applicant made numerous alterations to the main house without LPC approval. The demolitions and the unauthorized alterations constitute violations to Section 32-7-403 of the County Code. The applicant also violated numerous standard County Codes by not applying for the proper permits. Code Enforcement and the LPC are actively pursuing the matter, which is presently scheduled to be heard at the September 13, 2012 LPC meeting for recommendations on corrective actions of the various violations to Title 7. The corrective action recommendations may include a request to reconstruct the demolished structures on areas corresponding with the proposed parking spaces. For the aforementioned reasons the Department of Planning opposes the granting of a variance to allow 22 parking spaces in lieu of the 29 required spaces.

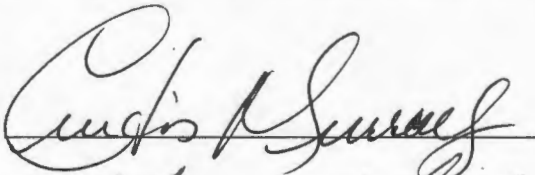
With regard to the request for a special hearing to allow the amendment of the final development plan (FDP) for Queen Anne Village Addition (Section 5B & 5 C) from the 10th amendment to the 11th amendment, this department does not oppose showing a change in the density calculation due to the change in use from residential to office. However, this department does not support changing the

language on the FDP regarding the number of parking spaces provided for the reasons stated above. This department is strongly opposed to any change in the language of the "Reservations and Covenants" which hold the titleholder of the Trentham Parcel responsible for the historic walls, stairs and spring-houses that exist within the right-of-way.

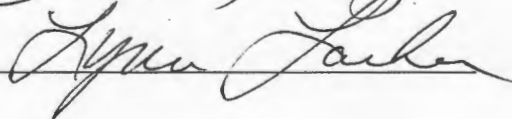
The requested variances to allow 0% amenity open space in lieu of the required 7% and the request to allow landscape buffers as small as 0 feet in lieu of the required 10 feet, have no impact on the integrity of the properties historic character and are therefore not opposed.

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

Prepared by:



Division Chief:
AVA/LL: CM



NOTICE OF ZONING HEARING

The Administrative Law Judge 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: #2013-0012-SPHA

135 Village Queen Drive

S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Trentham Mansion, LLC

Special Hearing: to allow the amendment of the Final Development Plan for Queen Anne Village addition (Section 5B & C) from the 10th amendment to the 11th amendment.

Variance to allow 0% amenity open space in lieu of the required 7%; to allow landscape buffers as small as 0' in lieu of the required 10' and to allow 22 parking spaces in lieu of the 29 required.

Hearing: Friday, September 14, 2012 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
08/321 August 23 870777



501 N. Calvert Street, Baltimore, MD 21278

August 23, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on August 23, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

August 15, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0012-SPHA

135 Village Queen Drive

S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Trentham Mansion, LLC

Special Hearing to allow the amendment of the Final Development Plan for Queen Anne Village addition (Section 5B & C) from the 10th amendment to the 11th amendment. Variance to allow 0% amenity open space in lieu of the required 7%; to allow landscape buffers as small as 0' in lieu of the required 10' and to allow 22 parking spaces in lieu of the 29 required.

Hearing: Friday, September 14, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
Kevin Welsh, 305 Frederick Road, Baltimore 21228
Bruce Doak, GC&E, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 25, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 23, 2012 Issue - Jeffersonian

Please forward billing to:

Kevin Welsh
Trentham Mansion, LLC
305 Frederick Road
Baltimore, MD 21228

443-610-8278

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2013-0012-SPHA

135 Village Queen Drive

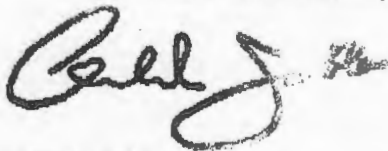
S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Trentham Mansion, LLC

Special Hearing to allow the amendment of the Final Development Plan for Queen Anne Village addition (Section 5B & C) from the 10th amendment to the 11th amendment. Variance to allow 0% amenity open space in lieu of the required 7%; to allow landscape buffers as small as 0' in lieu of the required 10' and to allow 22 parking spaces in lieu of the 29 required.

Hearing: Friday, September 14, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
135 Village Queen Drive; S/S Village
Queen Drive, 56' W of Craddock Lane
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Trentham Mansion LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-012-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.

RECEIVED

JUL 26 2012

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 26th day of July, 2012, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold Cross & Etzel, 320 E. Towsontown Boulevard, Towson, Maryland 21286 and J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

JB 4/18

1:30

Case No.: 2013-0012-SPHA

Exhibit Sheet

Petitioner/Developer

19W
5-28-13

Protestants

19W
4-23-13

No. 1	Site Plan	A.J. Billy + Co. Auctioneers
No. 2	Settlement Agt. LPC	Deed dated 12/1/2006
No. 3	August 20, 2012 Letter from Randolph Ruckert	
No. 4	Sachs' letter dated March 28, 2013	
No. 5	Email dated March 26, 2013	
No. 6	Photographs w/Exhibit	
No. 7	Aerial Photograph -	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER' S

EXHIBIT NO. 2

**IN THE MATTER OF
TRENTHAM MANSION**

**135 Village Queen Drive
Owings Mills, Maryland**

BEFORE THE

**BALTIMORE COUNTY OFFICE OF
PLANNING**

**LANDMARKS PRESERVATION
COMMISSION**

SETTLEMENT AGREEMENT

Plaintiff Baltimore County, Maryland (hereinafter referred to as "Baltimore County") and Defendant Trentham Mansion, LLC (hereinafter referred to as the "Defendant") (Baltimore County and the Defendants are hereinafter collectively referred to as the "Parties"), hereby enter into this Settlement Agreement (hereinafter referred to as the "Agreement") and agree to all of the terms set forth herein, which will formally be made a part of the record in the above-captioned matter and will constitute a full and final settlement of the dispute therein.

WHEREAS, Baltimore County, pursuant to Title 6, Section 3-6-203 of the Baltimore Code, 2003 issued its Correction Notice (hereinafter referred to as the "Correction Notice" and incorporated as Exhibit 1) to the Defendants, alleging multiple code violations, including but not limited to the demolition of (3) historic outbuildings and the unauthorized exterior alterations of the historic Trentham Mansion (hereinafter referred to as the "Property") The Property was placed on the Final Landmarks List via Bill 101-78 on September 3, 1978, and is located at 135 Village Queen Drive, Owings Mills, Maryland; and

WHEREAS, the Parties acknowledge that a genuine dispute exists as to the existence and extent of the violations set forth in the Correction Notice; and

WHEREAS, the Parties have reached a negotiated settlement of their disputes and desire to settle all known issues and disputes surrounding the Correction Notice including all alleged violations to avoid any further litigation;

NOW, THEREFORE, in consideration of the mutual promises set forth below and other good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged, the Parties agree to all of the following terms:

1. Defendant agrees to mitigate and rehabilitate the still existing spring house and walls located directly adjacent to Craddock Lane and north of Queen Village Drive and in its right-of-way. In doing so, the Defendant specifically agrees to undertake all of the following:

a. Defendant agrees to perform the rehabilitation work to the NPS Secretary of the Interior Standards¹;

b. Defendant agrees to perform the rehabilitation work in accordance with and pursuant to Exhibit A – List of Restoration Work, which is attached to this Agreement and outlining the restoration work as defined by the Baltimore County Landmarks Preservation Commission (hereinafter referred to as the “Commission”).

2. The Defendant agrees to nominate, the spring house to the Baltimore County Landmarks List².

3. Defendant agrees to provide historic interpretive signage/description for the property, including but not limited to, historic interpretive signage/descriptions for the (3) historic outbuildings that have been demolished on the Property in accordance with and pursuant to the approval of the Commission.

4. Defendant agrees to complete all items identified in Paragraphs 1, 2 & 3 of this

¹ <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

² See, Article 32, Title 7, Subtitle 3 of the Baltimore County Code, 2003.

Agreement within (6) months of September 13, 2012, the date the matter was heard before the Commission.

5. Except as set forth in paragraph 8 below, nothing in this Agreement shall affect the rights of either the Defendants or Baltimore County in relation to any third party, nor is this Agreement intended to create any rights for and/or in any third party.

6. This Agreement runs with the Property and shall be binding upon and inure to the benefit and detriment of the Parties and their respective heirs, successors and assigns.

7. This Agreement contains the **ENTIRE AGREEMENT** between the Parties. The terms of this Agreement are contractual and not a mere recital.

8. If this Agreement is executed by an authorized representative of any party, the representative represents and warrants that full authority has been granted to such representative to fully bind the party and anyone holding or claiming by, through or under him/her/it.

9. The Parties agree to cooperate fully and to execute any and all supplemental documents and to take all additional actions that may be necessary or appropriate to give full force and effect to the terms and intent of this Agreement.

10. This Agreement may be signed by any number of counterparts with the same effect as if signatures to each such counterpart were a part of the same instrument.

11. The Parties state that they have carefully reviewed this Agreement and that they expressly consent to all of the terms contained herein.

[Remainder of Page Intentionally Left Blank – Signatures Follow on Next Page]

THIS IS A RELEASE!

CAUTION!

READ BEFORE SIGNING!

BALTIMORE COUNTY, MARYLAND

By: Andrew M. Arsdale
Andrea J. Van Arsdale
Print Name
Director, Dept. of Planning
Title
11-5-12
Date

Kevin P. Welsh
Kevin Welsh
President
Trentham Mansion, LLC
10-11-12
Date

Nikki Navy
Witness
Vicki Navy
Print Name
11-5-12
Date

PO Sherry J. J.
Witness
10/11/12
Date

EXHIBIT A: LIST OF RESTORATION WORK

TRENTHAM MANSION 135 Village Queen Drive Owings Mills, Maryland

On September 28, 2012, a Technical Committee consisting of Carol Allen, Rob Brennan, Bruce Boswell and Nancy Horst met at the site with Messrs. Kevin Welsh and "Smitty" Bradstock for the purpose of developing a restoration plan. The two parties agreed to the following, which constitutes the List of Restoration Work:

Roof:

Existing Condition: The roof is presently covered with cedar shakes. The shakes are severely deteriorated and likely beyond salvage. The roof's structural framework appears to be in fair condition, but is in need of repair, the replacement of at least one rafter and some of the sheathing.

Action Plan: Remove the vestiges of plant infestation; reinstall cedar shakes (Note: The shakes may be partially machine made, but should display the characteristics of shakes and resemble the existing shakes to the greatest extent possible.)

Where the sheathing is in need of replacement, the boards should be made of pine planking to match the original in thickness. Replace the deteriorated rotted hip rafter with a rafter of the same dimensions that is made of old growth timber.

Interior Space:

Existing Condition: The interior of the springhouse is in fair to poor condition. The plaster walls are partially deteriorated. An original shelf is installed across the entire length of the north wall. The concrete floor, which is covered with debris, shows the remnants of curbed water troughs along the north, east and south walls. The trough appears to have been constructed of stone and parged brick curbs and most likely a brick floor.

Action Plan: Clean up all debris. Reconstruct the curbed trough system by using brick for the base of the trough and the existing salvaged stone plus parged brick or concrete for the curb. Should the inlet and or outlet of the spring pipe be discovered during the restoration work, they should be left open. Remove all loose paint from the wall; repair the wall plaster where needed and whitewash all walls. Strip paint off shelf and coat with a minimum of three coats clear wood preservative. Patch or replace the concrete floor of the springhouse.

Window and Door Openings:

Existing Condition: The springhouse has three window openings that once were shielded by thick wooden louvers. The louver and sill at the north façade are in fairly good condition; the louver at the east façade is missing and the window sill is severely

deteriorated; the louver on the south façade is partially destroyed, the sill appears to be in fair condition. Two windows are missing interior sills.

The door is constructed of wooden boards, with original hardware. Because of settlement issues, the wall has separated from the door, leaving a three to four inch gap between the door jamb and the wall.

Action Plan: Repair the louver and sill on the north façade; replicate louvers and sills for the window opening at the east and south façade with pine or cedar. Paint all louvers with dark green paint (Duron DRC 107 wrought iron gate, or Benjamin Moore Hunter Green 2041-10). Replace the two missing interior sills to match the existing third sill with old growth pine. To prevent vandals from knocking down the louvers and entering the building, bird screens may be placed in the interior of all three window openings. Restore the door; fill in the gap with old growth pine. Paint with same dark green paint.

Exterior of the springhouse

Existing Condition: Walls are in fair condition, but in need of selective repointing. The lower fascia board on the west façade and trim on the south and east façade are missing.

Action Plan: Repoint walls with lime mortar using guidelines outlined in the National Park Services Technical Preservation Services, Preservation Brief #2 and replace all missing fascia and trim with old growth pine. Paint to match mansion house trim

Exterior Site

Existing Condition: The site is strewn with large fieldstones, which prevent routine maintenance of the site. A construct of stone surrounds a pit, which appears to have been the spring that fed the springhouse. A few stones are missing from the construct surrounding the spring.

Action Plan: Remove the fieldstones from the site and retain them at a location where they are available for future use. Remove all plant materials from the spring, replace stones where needed. If the pipe leading to the springhouse can be located, open it up.

Site – Wall

Existing Condition: The stone wall is in fair condition except for deterioration of mortar and overgrowth with plants. Hardware indicates there was once a gate at the wall opening facing Village Queen Drive.

Action Plan: Remove plant materials from wall. Repoint wall as needed following criteria outlined in the NPS Preservation Brief #2. Construct a removable, fixed wood gate, which replicates the design of the gate across the street, with the exception that the top rail should be straight rather than curved, using old growth wood. Paint to match the trim color.

PETITIONER'S

EXHIBIT NO. 3

Randolph C. Ruckert, PA
Certified Public Accountant
8030 Main Street
Ellicott City, Maryland 21043
(410) 418-8544

August 20, 2012

Dear Sir or Madam,

I was asked to summarize the expenditures that Mr. Kevin Welsh has incurred for the renovation of the Trentham Mansion Property. As of 8/20/12 the total cost of renovation expenses were \$1,029,846. Much of this were financed by mortgages on Mr. Welsh's other properties. He has borrowed \$1.4 million to undertake this project. During these five and one-half years, he has paid interest of approximately \$80,000 per year for a total of \$490,000.

Please let me know if you have any other questions.

Yours truly,



Randolph C. Ruckert

JB 4-18 1:30 PM

Marcia and Steven Sachs
32 Royalty Circle
Owings Mills, Maryland 21117

March 28, 2013

Lawrence M. Stahl, Managing Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

RECEIVED

APR 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Petition for Special Hearing and Variances
Case No. 2013-0012-SPHA
135 Village Queen Drive

Dear Judge Stahl:

Our names are Marcia and Steven Sachs and we reside at 32 Royalty Circle, Owings Mills, Maryland, in the neighborhood of the Trentham Mansion property. The purpose of this letter is to express our support for the special hearing and variance relief requested by Kevin Welsh and his company, Trentham Mansion, LLC with regard to the Trentham Mansion property located at 135 Village Queen Drive. We have been extremely pleased with the substantial improvements made to this property since Mr. Welsh's company took ownership. The property had previously been in disarray and would have continued to deteriorate without Mr. Welsh's efforts to restore and maintain this historic mansion and property.

Sincerely,

Marcia Sachs

Marcia Sachs

Steven Sachs

Steven Sachs

PETITIONER' S

EXHIBIT NO. 4

Neil Lanzi

From: Neil Lanzi <nlanzi@lanzilaw.com>
Sent: Tuesday, March 26, 2013 2:59 PM
To: 'Karin Brown'
Subject: RE: Re: Trentham Mansion

PETITIONER'S

EXHIBIT NO. 5

Thank you Karin.

From: Karin Brown [<mailto:kebrown@baltimorecountymd.gov>]
Sent: Tuesday, March 26, 2013 2:25 PM
To: nlanzi@lanzilaw.com
Subject: Fwd: Re: Trentham Mansion

As per Jim Garland, see below, Karin

Karin E. Brown
Chief, Preservation Services
Baltimore County Department of Planning
105 W. Chesapeake Avenue, Suite 101
Towson, MD 21204
410.887.3495 Fax 410.887.5862
Kebrown@baltimorecountymd.gov
>>> James Garland 03/26/13 2:13 PM >>>
NO. This E-mail is all I need. Thanks!

>>> Karin Brown 3/26/2013 11:18 AM >>>

All issues stipulated in the Settlement Agreement between Trentham LLC and Baltimore County have been resolved to the satisfaction of Preservation Services. As far as Preservation Services is concerned, you can close this case. Do you need this statement in an official letter?

Regards, Karin

B



A



PETITIONER' S

EXHIBIT NO. 6 A-V



F



C



M



D



4



4



1



1



K



N



L



W



R



O



O



R



U



5



T



V

JBS A118

1:30

Case No.: 2013-0012-SPHA

Exhibit Sheet

Petitioner/Developer

19W
A-23-13
Protestants

No. 1	Site Plan	A.J. Billig + Co. Auctioneers
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No. 4	Sachs' letter dated March 28, 2013	
No. 5	Email dated March 26, 2013	
No. 6	Photographs w/Exhibit	
No. 7	Aerial Photograph -	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



16 East Fayette Street, Baltimore, MD 21202-1659 • Telephone: 410-752-8440 • Fax: 410-385-1841 • Email: info@ajbillig.com

Sellers **Buyers** **Upcoming Auctions** **Appraisals** **Auction Results**
Online Bidding Details (Coming Soon) Contact Us

Additional Details for 135 Village Queen Drive

Regis F. Burke, CPA, Trustee
6 Kincaid Court, Baldwin, MD 21013

TRUSTEE'S AUCTION

OWINGS MILLS HISTORIC LANDMARK *"Trentham Mansion"* OFFICE & APARTMENT BUILDING - Circa 1860 -

7 Office & 3 Residential
Tenant Spaces • 90% Occupied
\$67,000± Projected Annual Rentals



FRONT VIEW - FAR

FRONT VIEW - CLOSEUP

REAR VIEW

Sale On Premises

PROTESTANT'S

EXHIBIT NO. 1

**135 VILLAGE QUEEN DRIVE
AT CRADDOCK LANE**

Two Blocks East of Reisterstown Road
Baltimore County, MD 21117

**WEDNESDAY, SEPTEMBER 13, 2006
AT 11:00 A.M.**

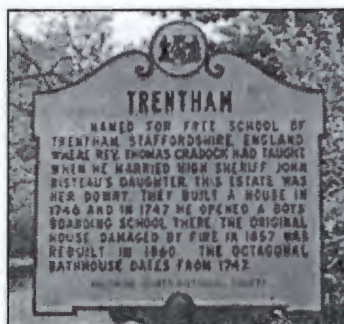
Pursuant to an Order of the Circuit Court for Baltimore County passed in the matter of Deborah A. Gaudet, Plaintiff v. Robert J. Gaudet, Defendant, Case No. 03-C-03-010897, the undersigned Trustee will sell at Public Auction, on the premises, the following. Dimensions and acreage contained herein are more or less. Leases and financial data are available - please complete and return the Confidentiality Waiver below.

LOCATION: 135 Village Queen Drive is located one mile north of Baltimore Beltway (I-695) Exit 20. The site is two blocks east of Reisterstown Road (MD-140) and one block south of Greenspring Valley Road. Trentham Mansion is the original manor house for the property currently known as the townhouse and apartment community of The Village of Queen Anne, developed in the 1970s. The property is located one block north of Valley Village, a high volume neighborhood retail center and within two blocks of the recently completed Avalon planned unit development, in a high demographic area of western Baltimore County.

LOCATION MAP



HISTORY:



From www.trenthammansion.com and other sources - Trentham Mansion was named for the Free School of Trentham, Staffordshire, England, where Reverend Thomas Craddock had taught. When he married High Sheriff John Risteau's daughter, the estate was her dowry. They built a house in 1746, and in

1747 he opened a boy's school there. The original house, damaged by fire in 1857, was rebuilt in 1860. The octagonal bathhouse dates from 1747, according to the Baltimore County Historical Society.

For more information, see this [DESCRIPTION](#) from the Maryland Historical Trust.



At present, the manor house is divided into 6 professional office units and 2 apartments. Office units are predominantly occupied by health and wellness therapists. The former bathhouse contains a unit rented as a music studio. The frame home is occupied as a residence. Other outbuildings are used for storage. Of the 10 tenant spaces, 9 are currently occupied.



MANOR HOUSE BATH HOUSE STABLE (storage)
MEAT HOUSE (storage) FRAME HOME

**LEGAL
DESCRIPTION:**

BEING KNOWN AND DESIGNATED AS the "Trentham Lot", on Village Queen Drive, comprising 0.75 acre, more or less, AS SHOWN ON A PLAT ENTITLED, "Resubdivision of Portion of

5th Amended Plat Queen Anne Village Addition," which plat is recorded among the Land Records of Baltimore County in Plat Book SM No 58, folio 13.

SITE:

0.75 acre, landscaped site with mature trees and brick walks, bounded by an stone boundary wall with unique shake shingle roof, circa 1880 according to the property owner. Public water, sewer, gas, electricity, telephone and cable television are in the property.

The parcel has paved parking for 12 - 15 cars.

SURVEY PLATTAX MAP

IMPROVEMENTS: Two and one-half story stone manor house - slate roof, wooden double hung windows with storm sashes, covered front porch with granite step and threshold. First floor contains entry foyer and 4 office suites; second floor has 2 office suites and bi-level apartment (2C); third floor has another apartment unit; full basement with laundry room (2 washers, 2 dryers); 6 electric meters; 2 gas forced hot air furnaces with central air conditioning (installed in 2004).



Interior: ENTRY FOYER FIREPLACE APARTMENT
LOFT

Stone octagonal bath house/gazebo - composition shingle roof, weather vane, currently leased to a piano teacher; electric baseboard heat.



Two story frame covered porchfront home, former summer kitchen, composition shingle roof, currently rented as residence.



Stone meat house - composition shingle roof, used for storage



Stone stable - composition shingle roof, used for storage



OCCUPANCY: Nine of the ten rental units are currently occupied. Apartment Unit 2C, formerly rented for \$800/month, is currently vacant.

**INCOME,
EXPENSE
& LEASES:**

Please download and return the Confidentiality Waiver. The income and expense information and leases will be forwarded by email or may be inspected by appointment with the Auctioneers.

Confidentiality Waiver

(Requires Acrobat Reader to view)

Click Logo to get Adobe Acrobat Reader



TITLE:

In fee simple. The property will be sold free and clear of liens. Deed reference - Book 16174, Page 719.

ZONING: Public records indicated that the property is zoned RO - residential/office. Prospective purchasers are encouraged to perform their own due diligence regarding the permitted uses of the site.

TERMS OF SALE: A \$25,000 deposit, payable by certified check or cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's Office. The holder of the indebtedness, if a bidder at the sale, shall not be required to post a deposit. Balance to be paid in cash at settlement, which shall take place within ten (10) business days following final ratification of the sale by the Circuit Court for Baltimore County at a location designated by the Trustee. If payment of the balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of sale to date of settlement. All adjustments as of date of sale. Taxes, rents and all other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, without express or implied warranty as to the nature and description of the improvements as contained herein; subject to existing lease and the rights of the tenants in possession; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of sale forward. The purchaser waives and releases the Trustee, the Auctioneers, and their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. The purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Trustee or Auctioneers. Recordation costs, transfer taxes and all other costs incident to settlement to be paid by the purchaser. Time shall be of the essence for the

purchaser.

NO BUYER'S PREMIUM

Broker participation is invited.
BROKER REGISTRATION FORM

[Return to Upcoming Auctions](#)

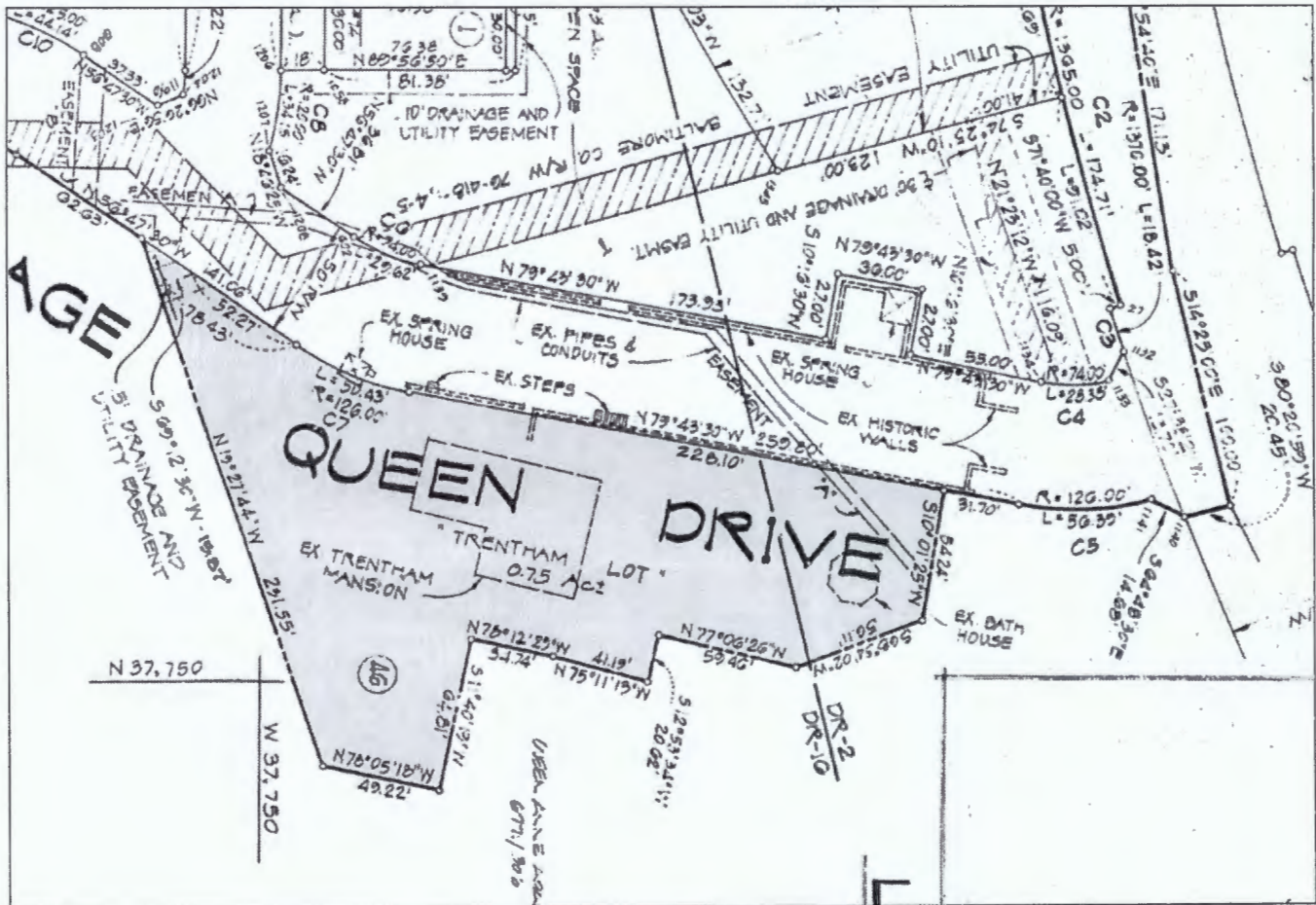
A. J. BILLIG & CO.
AUCTIONEERS
Real Estate Marketing Specialists

16 East Fayette Street, Baltimore, MD 21202-1659 • Telephone: 410-752-8440 • Fax: 410-385-1841 • Email: info@ajbillig.com

Sellers **Buyers** **Upcoming Auctions** **Appraisals** **Auction Results**

Online Bidding Details (Coming Soon) Contact Us

Survey Plat for
135 Village Queen Drive



[Return to Auction Details](#)

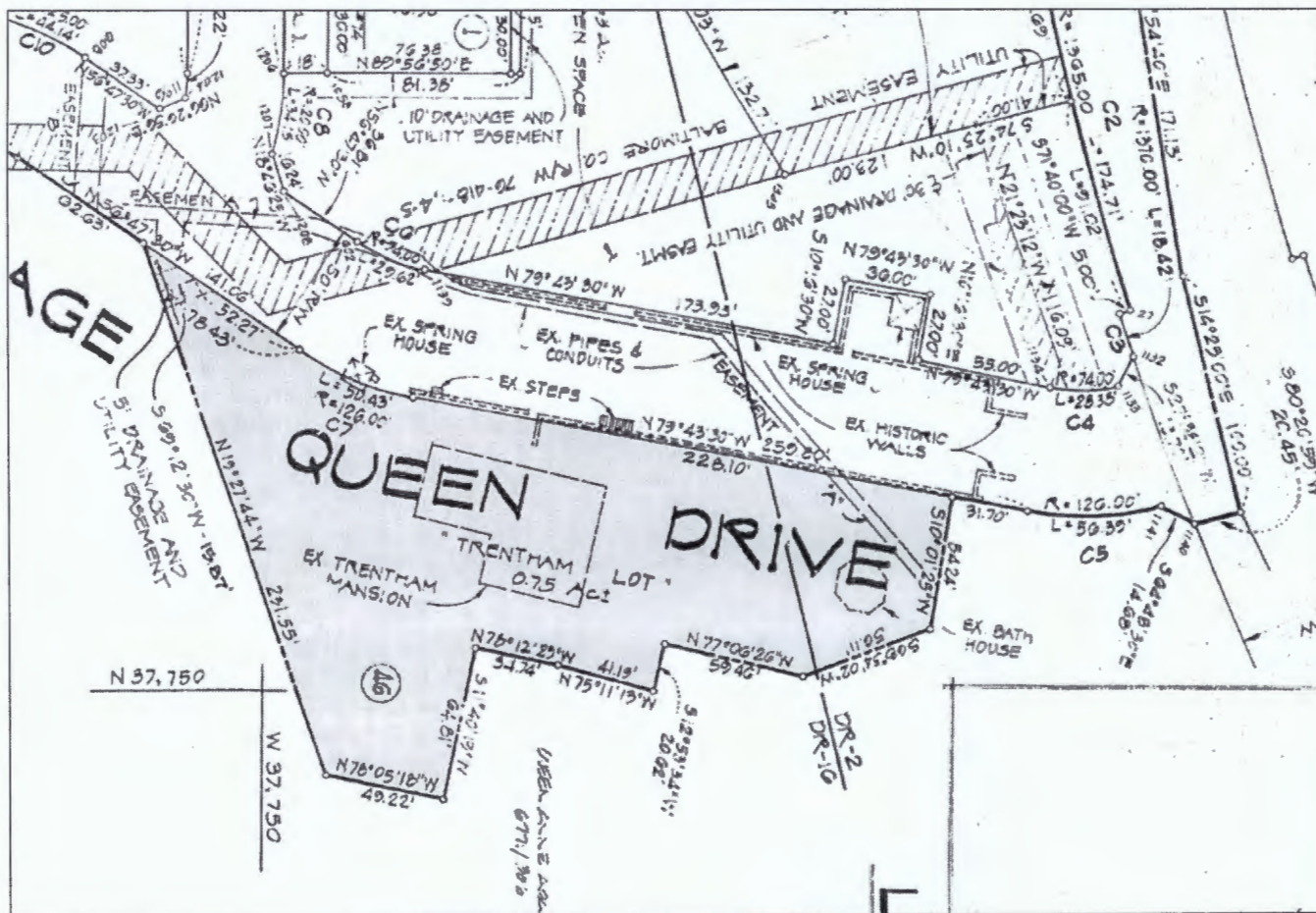
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Sellers **Buyers** **Upcoming Auctions** **Appraisals** **Auction Results**

Online Bidding Details (Coming Soon) Contact Us

Survey Plat for
135 Village Queen Drive

[Return to Auction Details](#)

File No. 14657

THIS DEED, Dated December 1, 2006, by and between

Grantor(s): 135 VQD LLC
Grantee(s): Trentham Mansion, LLC
Sale Price: \$535,000.00
County: Baltimore County

WITNESSETH, That in consideration of the sum of the above sale price, the said Grantor(s) does grant and convey to the said Grantee(s) its successors and assigns, in fee simple, all that lot of ground situate in the above County, State of Maryland, and described as follows, that is to say:

See attached Exhibit A

BEING the same property as described in the deed recorded among the above Land Records in Liber **16174**, folio **719** which was granted and conveyed unto the above Grantors.

SEE BALTIMORE COUNTY Circuit Court Case # 03-C-03-010897 wherein Regis F. Burke was appointed Trustee to sell the within property.

THE GRANTOR is a "Resident Entity" as define in 10-912 of the Tax General Article of the Annotated Code of Maryland.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

By the execution of this Deed, the Grantor(s) hereto certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is as hereinbefore set forth.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Grantee(s) its successors and assigns in fee simple.

AND the said Grantor(s) hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and it will execute such further assurances of the same as may be requisite.

PROTESTANT' S

EXHIBIT NO. 2

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department Assessments and Taxation, and County Finance Office only.

[1] Type(s) of Instruments	☐ Check Box if Addendum Intake Form is Attached:							
	x Deed	Mortgage	Other	LHP FD SURE \$			20.00	
	Deed of Trust	Lease	Deed of Trust	Pwr of Atty RECORDING FEE			20.00	
[2] ConveyanceType Check Box	x Improved Sale	Unimproved Sale	Multiple Accts	Not an Arms R AX STATE			2,675.00	
	Arms-Length (1)	Arms-Length (2)	Arms-Length (3)	Length (9) TOTAL			2,715.00	
[3] Tax Exemptions (if Applicable) Cite or Explain	Recordation State/Transfer County Transfer				Res BAO6 RC Dec 19, 2006		Rcpt # 21235 Blk # 2831 09:18 am	
[4] Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only			
	Purchase Price/Consideration 535,000.00				Transfer and Recordation Tax Consideration			
	Any New Mortgage				Transfer Tax Consideration \$			
	Balance of Existing Mortgage Other: 2nd Mortgage Other:				TX() \$ = \$ Less Exemption Amount \$ Total Transfer Tax \$ Recordation Tax Consideration \$ TX() per \$500 \$ TOTAL DUE \$			
[5] Fees	Amount of Fees Doc: 1 Doc: 2				Agent			
	Recording Charge \$20.00				Tax Bill			
	Surcharge \$20.00				C/B Credit			
	State Recording Tax \$2,675.00				Ag. Tax/Other			
	State Transfer Tax \$2,675.00							
	County Transfer Tax \$8,025.00							
	Other							
	Other							
[6] Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited Real Property Article Section 3-104(g)(3)(i).	District	Property ID# No.	Grantor/Liber/Folio	Map	Parcel	Var LOG		
	03	21-00-003496	16174/719			(5)		
	Subdivision Name		Lot (3a)	Block	Sect (3c)	Plat Ref	Sq Ft/Acreage (4)	
	Location/Address of Property Being Conveyed (2) 135 Village Queen Drive, Owings Mills, Maryland 21117							
	Other Property Identifiers (if applicable)			Water Meter Account No.				
	Residential [x]	Non-Residential []	Fee Simple [x]	Ground Rent []	Amount:			
	Partial Conveyance Yes [] No [x]	Description/Amt. Of Sq Ft Acreage Transferred:						
	If Partial Conveyance, List Improvements Conveyed:							
[7] Transferred From	Doc. 1 - Grantor(s) Names(s)			Doc. 2 - Grantor(s) Names(s)				
	135 VQD LLC							
	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner of Record, if Different from Grantor				
[8] Transferred To	Doc. 1 - Grantee(s) Names(s)			Doc. 2 - Grantee(s) Names (s)				
	Trentham Mansion, LLC							
	New Owner's (Grantee) Mailing Address 305 Frederick Road, Baltimore, MD 21228							
[9] Other Names to be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)				
[10] Contact/Mail	Instrument Submitted by or Contact Person			Return to Contact Person				
	Name:	David Pierce		Hold for Pickup				
	Firm:	King Title Company, Inc.,		Return Address Provided				
	Address:	25 Hooks Lane, Suite 316						
	Baltimore, MD 21208	(410) 486-5464						
[11] IMPORTANT! BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information	Yes	X	No	Will the property being conveyed by the Grantee's principal residence?				
	Yes	X	No	Does transfer include personal property? If yes, identify:				
	Yes	X	No	Was property surveyed? If yes, attach copy of survey				
Assessment Use Only - Do Not Write Below The Line								
Final Verification Agricultural Verification Whole Part Branch Process Verification								
Transfer Number Date Received Deed Reference Assigned Property No								
Years Ago Geo Zoning Grid Sub Block								
Map Parcel Section Occid								
Township Ex St								
REMARKS								

COUNTY, Maryland
\$.00
\$10,700.00
3496
OFFICE
12/15/2006
KMCW KCM
6/2006 12:23:26

WITNESS the hand and seal of said Grantor

135 VQD LLC

Regis F. Burke, Trustee (SEAL)
BY: Regis F. Burke, Trustee

STATE OF MARYLAND, to wit:

I HEREBY CERTIFY, That on this date December 1, 2005 before me, the subscriber, a Notary Public of the State aforesaid, personally appeared (or satisfactorily proven) Regie F. Burke, Trustee of 135 VQD LLC and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence the name of the Grantor by as such authorized signer. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission expires: 5/1/10



This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.

[Signature]
David B. Pierce

Return to:
King Title Company, Inc
25 Hooks Lane, Suite 316
Baltimore, MD 21208
(410) 486-5464

MEMORANDUM

DATE: May 28, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0012-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 2013. 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

MB A-18
Order A-23

Debrahe Rowland
Garrison Overlook Community Association
71 Royalty Circle
Owings Mills, Maryland 21117

RECEIVED

APR 24 2013

OFFICE OF ADMINISTRATIVE HEARINGS

March 28, 2013

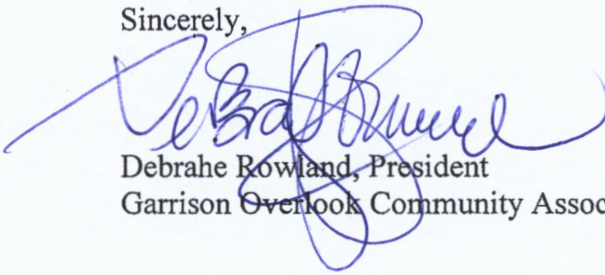
Lawrence M. Stahl, Managing Administrative Law Judge
For Baltimore County
Office of Administrative Hearings
105 W. Chesapeake Avenue
Suite 103
Towson, MD 21204

Re: Petition for Special Hearing and Variances
Case No. 2013-0012-SPHA
135 Village Queen Drive

Dear Judge Stahl:

As the President of the Garrison Overlook Community Association, I am writing to you to express our support for the special hearing and variance relief requested by Kevin Welsh and his company known as Trentham Mansion, LLC with regard to the Trentham Mansion property located at 135 Village Queen Drive. Our association has been extremely pleased with the substantial improvements made to this property since Mr. Welsh's company took ownership. The property had previously been in disarray and would have continued to deteriorate without Mr. Welsh's efforts to restore and maintain this historic mansion and property.

Sincerely,


Debrahe Rowland, President
Garrison Overlook Community Association

CASE NAME 2013-0012
CASE NUMBER _____
DATE 4/18/13

[illegible]

CASE NAME 2013-0012-SPAW
CASE NUMBER _____
DATE 4-18-2013

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
PNC BANK BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: nlanzi@lanzilaw.com



COLUMBIA
Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

J. Neil Lanzi
OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

Reply to Towson

August 21, 2012

Hand-Delivered

Arnold Jablon, Director
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Suite 105
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing and Variance
Legal Owner: Trentham Mansion, LLC
Property Address: 135 Village Queen Drive
Case No. 2013-012-SPHA

Dear Mr. Jablon:

Your file should reflect that I represent the owner of the above referenced property. It is my understanding the Administrative Law Judge hearing has been set for September 14, 2012. This property is also subject to a Baltimore County Landmarks Preservation Commission hearing on September 13, 2012. The issues are interrelated and the decision of the LPC will have an impact on the Administrative Law Judge hearing. Karen Brown will confirm this if necessary.

In addition, I have received a Summons to serve on jury duty on September 14, 2012. Therefore, it is respectfully requested the administrative hearing be rescheduled until sometime after October 15, 2012.

Thank you very much for your consideration.

Very truly yours,

J. Neil Lanzi

JNL\mlr
cc: Kevin Welsh



KEVIN KAMENETZ
County Executive

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

August 15, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0012-SPHA

135 Village Queen Drive

S/s Village Queen Drive, 56 ft. w/of right-of-way line of Craddock Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Trentham Mansion, LLC

Special Hearing to allow the amendment of the Final Development Plan for Queen Anne Village addition (Section 5B & C) from the 10th amendment to the 11th amendment. Variance to allow 0% amenity open space in lieu of the required 7%; to allow landscape buffers as small as 0' in lieu of the required 10' and to allow 22 parking spaces in lieu of the 29 required.

Hearing: Friday, September 14, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson 21204
Kevin Welsh, 305 Frederick Road, Baltimore 21228
Bruce Doak, GC&E, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 25, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: , 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.:
Legal Owner/Petitioner: *Trentham Mansion LLC Kevin Welsh*
Contract Purchaser:
Property Address: *135 Village Queen Dr.*
Location Description: *off Ciraddock Lane*

VIOLATION INFORMATION: Case No. *2013-0012 - SPHA*
Defendants:

Please be advised that the aforementioned petition is the subject of an active violation case.
When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME *Kevin Brown Ext. 3495* ADDRESS
Donald Brand Ext. 3353
Tim Gariland Ext. 3953

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- ☐ 1. Complaint letter/memo/email/fax (if applicable)
- ☒ 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- ☒ 3. State Tax Assessment printout
- ☐ 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☒ 8. Photographs including dates taken
- ☒ 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt(s) if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☒ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/
C: Code Enforcement Officer

ZAC AGENDA

Case Number: 2013-0012-SPHA

Primary Use: Residential

Reviewer: JNP

Type: SPECIAL HEARING VARIANCE

Legal Owner: Trentham Mansion LLC Kevin Welsh

Contract Purchaser:

Critical Area: NO **Flood Plain:** NO **Historic:** YES **Election Dist:** 3rd

Councilmanic Dist: 2nd

Property Address: 135 Village Queen Dr

Location: S/S of Village Queen Drive, 56 ft. W of Right-of-Way line of Craddock Lane

Existing Zoning: DR 16 & DR 2

Area: .75 acres

Proposed Zoning: SPECIAL HEARING To allow the amendment of the Final Development Plan for Queen Anne Village addition (section 5B & 5C) from the 10th Amendment to the 11th Amendment.

- VARIANCE 1. To allow 9% amenity open space in lieu of the required 7%.
2. To allow landscape buffers as small as 0 ft. in lieu of the required 10 ft.
3. To allow 22 parking spaces in lieu of the 29 required spaces.

Attorney: J. Neil Lanzi, 409 Washington Ave., Ste. 617, Towson MD 21204

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous: Trentham Historic Landmark on Maryland Historic Inventory # 00041

Copy File




Department

ovals & Inspections y Report

Report Criteria:
Facility Record ID: FA0355877

Facility:
FA0355877
PDM 2100003496
135 VILLAGE QUEEN DR
OWINGS MILLS MD 21117

Record ID:
CO0104746

Complaint Description:
BUILDING RAZED ON HISTORICAL LIST SEC. 327-403 (TENANT HOUSE)

Assigned To:
Jim Garland

Received Date:
12/19/2011

Received By:
Glenn Berry

Councilmanic District:
2

Election District:
03

Number of Complaints:
1

Daily Activity Details

Serial Number
DA0145400

Inspector
Jim Garland

Notes:
5/29/12 PROPERTY OWNER MADE APPLICATION FOR FENCE, RETAINING WALL, SHED. STATES HE HAS SCHEDULED A MEETING WITHIN THE NEXT 30 DAYS WITH LPC.

Violation Details

Violation Record ID:
IV0074117

Program Category/Section Source:
Building Inspection/IBC

Comply By:
07/16/2012

Correction Text:
WILL WORK OUT SCHEDULE/DETAILS OF REMAINING VIOLATIONS. P/U 7/16/12 J.GARLAND/NS***

Violation Text:

Violation Comment:

Serial Number
DA0136505

Inspector
Jim Garland

Inspector Notes:
1/21/12 RETURNED MAIL. NOTICE SENT TO RESIDENT AGENT NOT DELIVERABLE. J.GARLAND/NS

Violation Details

Violation Record ID:
IV0069412

Program Category/Section Source:
Building Inspection/IBC

Comply By:
05/07/2012

Correction Text:
2/27/12 MR. BRAND SENT LETTER IN THE FORM OF A CORRECTION NOTICE TO LAWRENCE SCHMIDT (ATTORNEY) REPRESENTING TRENTHAM MANSION LLC. THE NOTICE STATES IN DETAIL THE VIOLATIONS SET FORTH BY THE LPC AND FAILURE TO OBTAIN BUILDING PERMITS NOT RELATED TO THE L.P.C.. RE-CHECK FOR REQUIRED COMPLIANCE DATE. P/U 5/7/12 J.GARLAND/NS***

Violation Text:

Violation Comment:

Serial Number
0132773

Inspector
Jim Garland

Inspector Notes:
1/19/12 ISSUED STOP WORK. POST SITE AND HAND DELIVERED COPY TO TENANT

Violation Details - No Data

Serial Number
2

Inspector
Jim Garland

Notes:
1/11/12 MEETING WITH KAREN BROWN

Complied On:
05/30/2012

Violation Description
Status: NOT IN COMPLIANCE
Action
CORRECTION NOTICE ISSUED

Result:



Facility History Report

<u>Facility:</u>	<u>Owner :</u>	<u>Councilmanic District</u>	<u>Election District</u>	<u>Number of Complaints</u>	<u>Number of Programs</u>
FA0355877 PDM 2100003496 135 VILLAGE QUEEN DR OWINGS MILLS MD 21117	TRENTAM MANSION LLC 305 FREDERICK RD BALTIMORE MD 21228	2	03	1	

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0131308	Jim Garland	12/22/2011	REINSPECTION	NOT IN COMPLIANCE	MONITOR
<u>Inspector Notes:</u> 12/22/11 R. ROHLFS ALSO INSPECTED AND HAS PICTURES. P/U 1/4/12 J.GARLAND/RW					

Violation Details - No Data

<u>Serial Number</u>	<u>Inspector</u>	<u>Activity Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>
DA0131307	Jim Garland	12/21/2011	INITIAL INSPECTION	NOT IN COMPLIANCE	MONITOR
<u>Inspector Notes:</u> 12/21/11 H. ROWE INSPECTED. TWO BUILDINGS REMOVED . DISCUSSED WITH D.BROWN. J.GARLAND/RW					

Violation Details

Violation Record ID: IV0067120 Comply By: 05/07/2012 Complied On: Status: NOT IN COMPLIANCE
Program Category/Section Source: Building Inspection/IBC Violation Description IBC Violation
Correction Text:
Violation Text:
Violation Comment:

Comment Details - No Comments

Lien Information - None



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

OFFICE HOURS 7:30 am - 3:30 pm

Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620

Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation Case No. 0104746	Property No. 2100003496	Zoning: 21228
-------------------------------------	-----------------------------------	-------------------------

Name(s):

Trentham Mansion LLC
Resident Agent: Constantine Alivizatos, Esq.
1115 Village Green Dr. 21228

Address:

305 Frederick Rd. 21228

Violation

Location:

135 Village Green Dr. 21117

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

2003 Baltimore County Code

Title 2 Buildings, Subtitle 3

Building Permits SEC 35-2-301

May not erect, construct, repair, alter, remodel, remove or demolish a building or structure before obtaining approved Permits. SEC 35-2-304 Penalty for action without a permit

2003 Baltimore County Code Article 32

Title 7 Historical and Architectural Preservation

SEC 32-7-403 Permit Required

SEC 32-7-503 Penalties for Violation

STOP WORK NOTICE

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

ON OR BEFORE: 1/30/2012	DATE ISSUED: 1/19/2012
-----------------------------------	----------------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name JAMES GARLAND

INSPECTOR: **[Signature]**

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NO LATER THAN:

ON OR BEFORE: 1/30/2012	DATE ISSUED: 1/19/2012
-----------------------------------	----------------------------------

INSPECTOR: **[Signature]**



KEVIN KAMENETZ
County Executive

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

February 27, 2012

Lawrence E. Schmidt, Esquire
Gildea & Schmidt LLC
600 Washington Avenue, Ste 200
Towson, Maryland 21204-1301

Re: Trentham Mansion

Dear Mr. Schmidt:

Several months ago you sent me an e-mail advising that you were contacting me on behalf of the owner of the Trentham Mansion property regarding alleged violations related to actions taken by your client without the approval of the Baltimore County Landmarks Preservation Commission, hereinafter referred to as the "LPC." The property including the Trentham Mansion and immediate cluster of outbuildings and a stone wall were placed on the Final Landmarks List via Bill 101-78 on September 3, 1978. Since your initial contact, you have called and e-mailed me several times and I have advised you that the County was reviewing the actions taken by your client and determining the appropriate response to the alleged violations. To date, this letter sets forth the County's response; but, to best do that I first preface the County's demands by discussing an inventory form of the property, referred to hereafter as "survey" prepared by John McGrain to justify the nomination of the property to the Landmark List. The document, a copy of which is enclosed is part of the historic record of this property maintained by the Maryland Historic Trust.

The survey describes the Mansion built in 1861 and notes on the third page that the "outbuildings at Trentham are older than the mansion and much history is associated with the site" going on to say that the outbuildings and stone wall appear sometime after 1798. The survey lists 8 historic improvements, namely: #1 - Trentham Mansion (built in 1861); #2 - Bath House (existing on or before 1881); #3 - Milk House or Dairy (existing on or before 1798); #4 - Frame Building (existing on or about 1881); #5 - Stone and Wood Barn (existed on or before 1861); #6 - Stone Shed (existed on or before 1861); #7 - Stone Building (existed on or before 1861) and #8 - Wall (existing on or before 1861).

The County's demands are set out separately below, the first seven of which reference the Maryland Historical Trust (MHT) numbers referred to in the preceding paragraph:

Lawrence E. Schmidt, Esquire
Re: Trentham Mansion
Page 2

MHT #1 – Trentham Mansion: Remove historically inappropriate windows and replace with windows approved by the LPC; remove historically inappropriate glass block windows and replace with materials approved by the LPC; remove the replacement flooring installed in the front porch and replace with windows approved by the LPC ; and remove contemporary deck and repair any

damage associated with its erection and removal as approved by the LPC. All of this work must be completed by August 31, 2012.

MHT #2 – Bath House: Remove historically inappropriate windows and replace with windows approved by the LPC and remove and replace door with an historically appropriate door approved by the LPC, both to be completed by August 31, 2012.

MHT #3 – Milk House or Dairy: Rebuild as originally constructed with plans approved by the LPC as it was demolished without a razing permit and without LPC approval. Re-construction is to be completed within one year of the date of this correspondence.

MHT #4 – Frame Building also referred to as Tenant House: rebuild as originally constructed with plans approved by the LPC as it was demolished without a razing permit and without LPC approval. Re-construction is to be completed within one year of the date of this correspondence

MHT #6 – Stone Shed: Remove historically inappropriate chimney components and replace with materials approved by the LPC. Re-construction is to be completed within one year of the date of this correspondence.

MHT #7 – Stone Building: Rebuild as originally constructed with plans approved by the LPC as it was demolished without a razing permit and without LPC approval. Re-construction is to be completed within one year of the date of this correspondence.

MHT #8 – Stone Wall: Rebuild the forty feet (40') section of the stone wall in accordance with plans approved by the LPC because it was demolished without LPC approval. Additionally, the owner shall comply with all Baltimore County building requirements including but not limited to providing sealed drawings and obtaining a proper building permit. Remove stone base from resultant parking pad area described and restore the surface area to its prior condition by August 31, 2012.

Additionally, the County has found additional code violations unrelated to the Landmark designation: (1) A 10 feet by 14 feet storage shed on the property, was erected without a building permit. The County requires that the shed be removed or your client obtain a retroactive building permit for the shed by May 7, 2012; (2) there is a combination commercial fence and retaining wall constructed without a building permit. The retaining wall measures 36"

Lawrence E. Schmidt, Esquire

Re: Trentham Mansion

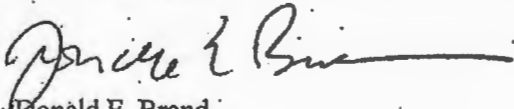
Page 3

to 48" and the wood slat fence measures 8' to 9' high. The County requires removal of the fence and retaining wall or the issuance of a building permit for both by June 11, 2012 and (3) it appears the Mansion building ended up being used as an apartment house rather than offices pursuant to a zoning reclassification and, as a result, there is a need for a Special Hearing before an Administrative Law Judge to amend the reclassification zoning plan (CR-88-79) and concurrently amend the latest Final Development Plan for the Queen Anne Village Addition to allow a change from offices to apartments and allow a change in the density calculations. The County requires that a petition for the Special Hearing be filed within 60 days of this letter.

This letter is a Correction Notice pursuant to Article 3, Title 6 of the Baltimore County Code, 2003. If your client is unable to fulfill the above demands within the times prescribed or as modified by agreement, the County will issue a separate Civil Citation, enforceable in accordance with Article 3, Title 6 of the Baltimore County Code, 2003 for each of the MHT numbered violations pursuant to Section 32-7-504 of the Baltimore County Code, 2003 and a separate Citation of the other three violations under Article 3, Title 6 of the Baltimore County Code, 2003.

As you are well aware, the fines for razing three historic structures without LPC approval and proper permits can total well over \$300,000. Accordingly, the County strongly suggests that your client strictly comply with this Correction Notice and the timeframes prescribed herein.

Very truly Yours



Donald E. Brand
Building Engineer

Enclosure

cc: Karin Brown, County Planning Department
Jennifer Frankovich, Esquire
Jim Garland, Lead Building Inspector

Trentham Mansion, LLC.

305 Frederick Road
Catonsville, MD 21228

June 6, 2012

Baltimore County Landmarks Preservation Commission
105 W. Chesapeake Avenue, Suite 101
Towson, Maryland 21204

ATTN: Ms. Karin Brown

Re: Trentham Mansion, LLC
Corrective Action Plan

Dear Ms. Brown,

Please accept this letter as the Corrective Action Plan (the Plan) of the property at 135 Village Queen Drive that is owned by the Trentham Mansion, LLC. (the Property, LLC and/or Owner) The Plan is submitted in response to a Baltimore County Department of Licensing and Permits letter of February 2012 (the Correction Letter) concerning work that has been done at the Property.

This letter also documents some of the efforts made by the LLC to protect and extend the life of the Property and clarifies a number of errors in the Correction Letter from Baltimore County.

Background: The LLC received the Correction Letter from the law firm of Smith, Gildea, and Schmidt (SGS). Since receipt of the Correction Letter, the LLC has attempted to discuss the issues with the county through SGS and Jeffery Lees, AIA, an historic preservation licensed architect.

The LLC purchased the Property after an auction was held in September of 2006 to sell the property. After the successful bidder was identified by the auctioneer, the LLC made contact with the bidder in November of 2006 and offered to buy the Property from the bidder. The purchase was made and recorded on December 1, 2006. An inspection of the Property was done for the LLC in December. Copies of the inspection report and photographs taken of the severely deteriorated facilities on the Property at the time the LLC purchased the Property are available upon request.

The LLC purchased the Property for the sole purpose of renovating and improving the Property as described in a 2007 article in the Baltimore County Crier just after the LLC purchased the Property (attached). Additionally, the LLC contacted an historic tax credit consultant (O'Connell and Associates) to inquire about the process needed to repair and improve the Property. The consultant told the LLC that it did not have to follow any specific guidelines unless the LLC applied for historic tax credits or the property was in an historic district.

Between the time the LLC purchased the Property in December of 2006 and it received a copy of the Correction Letter in February of 2012, the LLC was unaware of the purview of the LPC in regards to this property. In the last 5 ½ years of ownership of the Property, the LLC did not know there were specific procedures that it needed to follow for renovations and improvements to the Property and it had never received any notice, letter or conversation (verbal or written) related to any procedures. Additionally, the LLC did not know that eight structures related to the Property were listed in a Baltimore County list of Historic Landmarks. There was no mention of, nor attached rider to the deed referencing conformance with any historic architecture requirements or The Secretary of the Interior's Standards for the Rehabilitation of Historic Structures.

Additionally, the Owner of the LLC is a private jeweler. Neither the Owner nor the LLC have done any development work or renovated historic properties and landmarks at any time in the past. The Owner and LLC were never instructed by the seller of the property or any other agency on specific procedures needed for the renovation of what the Owner considered at the time to be old buildings and structures. The owner proceeded with renovation work to preserve the resource and, with some relatively minor additions, improve the value of his property.

The above background is not submitted as an excuse for any work that should or should not have been done to the Property. It is submitted to clarify misunderstandings about the LLC's previous and current intentions. The Owner made significant investments in the Property over the last 5 ½ years for the main purpose of protecting the resources and correcting many, many years of neglect and deterioration. As other examples of the LLC's lack of preservation awareness, the LLC did not know that the main Mansion originally had a stucco exterior or stone walls were a concern (and even listed) until after it received the Corrective Letter.

Repair Work: The following is a list of some of the work that the LLC has done to repair the resources on the Property. It is the LLC's opinion that this work was done in accordance with most of the requirements of the Baltimore County building renovation processes and were historically appropriate and significant. Factually, right or wrong, the LLC used quality tradesmen, believed this work was repair work done by specific trades, and did not require the Owner or LLC to file for building permits. The LLC:

1. Consulted with an historic tax credit advisor in early 2007 on the application of tax credits and renovation work on the Property.
2. Invested its own money without any tax credits or grants from government.
3. Excavated around the main Mansion foundation, installed drainage piping at the base of the foundation, re-pointed the foundation stone walls, waterproofed the stone foundation walls, and back-filled the excavation. This work was critically important to the long-term conservation of the main Mansion as the foundation walls had suffered from water penetration.
4. Installed two sump pumps in the basement of the main Mansion to control ground water incursion.

5. Replaced sixteen (16) rotted timber beams with hand-hewn wood beams. The original beams had deteriorated due to water penetrating the windows on the first floor of the main Mansion, and were rotted through and through. All new beams were custom made to match the existing in size, shape, color and length.
6. Replaced all sixteen (16) of the rotten wood floor joists with hand-hewn wooden joists. The original joists had deteriorated and were rotted through and through. All new joists were custom made to match the existing in size, shape, color and length.
7. Sistered six (6) of the rotted wood floor joists with hand-hewn sisters. The original joists ends were rotted as a result of water penetrating the end grain, and so new sisters were custom made to match the existing in size, shape, color and length.
8. Repaired and continues to repair constant and persistent cracks in the plaster throughout the main Mansion.
9. Repaired damaged floor boards, stairs, and stair railings throughout the main Mansion.
10. Repaired the front porch footings and piers, which had suffered from long-term neglect.
11. Replaced uneven sidewalks on the Property that were tripping hazards.
12. Repaired and renovated all four (4) basement window wells with historically appropriate masonry construction.
13. Re-pointed the inside of the basement walls of the main Mansion.
14. Re-pointed the inside and outside of the Stone Smokehouse.
15. Re-pointed the inside and outside of the Stone Bathhouse.
16. Removed historically inappropriate drywall from the inside of the Stone Bathhouse.
17. On at least three separate occasions, repaired original slate roof of the main Mansion with historically appropriate slate roofing.
18. Completely rebuilt the foundation of the rear addition to the main Mansion to insure long term preservation of the resource.
19. Repaired all original marble steps and fireplaces throughout the main Mansion.
20. Repaired and stabilized the existing rear second story porch and steps at the main Mansion.
21. Replaced and repaired existing failed railings on the back porch of the main Mansion with custom railings made to match existing railings in their diamond shaped design.
22. Replaced and repaired existing decorative scroll brackets on the posts of the back porch with custom brackets made to match the existing brackets in their scroll design.
23. Removed and stored existing wood moldings and transom fan from the Stone Bathhouse door for repair, and re-installation.
24. Removed historically inappropriate vinyl exterior door at the Stone Bathhouse. The vinyl door is listed in the Corrective Letter as historically inappropriate. However, it was on the Bathhouse at the time the Property was purchased by the LLC.
25. Removed vines and debris that caused deterioration of the historic stone walls, and re-established the landscape throughout the Property.

26. To date, the LLC has invested almost one million dollars (\$1,000,000.00) repairing and renovating the Property without any assistance from any government or historic organization.

Preserving the Resources: Some of the work the LLC did on the Property was done solely with the intention of preserving the resources, but may have been done inadvertently in non-historically appropriate ways. It was clear to the LLC that the property had been neglected for at least a quarter of a century. After receipt of the Corrective Letter and considerable research, the LLC has come to understand that previous owners significantly damaged the Historic Landmarks on the Property with inappropriate actions and neglect and that some of the Landmarks (the Milk House and Stone Walls) had been subdivided from the Property by a developer with the approval of Baltimore County. The following is a list of some of the work the LLC has paid for to preserve the resource, albeit and inadvertently possibly not in historically appropriate ways. Additionally, the LLC believed that the work was repair work, performed by tradesmen, that did not require the Owner to file for building permits, or receive prior approval from the LPC:

1. Replaced completely failed basement windows. The failed basement windows that were replaced were not original to the main Mansion, and were by no means historically appropriate. Some windows were covered with plywood and plexiglas and were the main cause of rain water infiltration to the basement. The water deteriorated the stone foundation walls and old structural timber beams in the basement. Although the replacement windows appear to be unacceptable to Baltimore County and the LPC, the LLC installed windows that it felt were most appropriate from security and weather protection points of view. The basement windows are in some cases, below grade or mostly hidden from view.
2. Replaced completely failed windows throughout the main Mansion. Although the replacement windows appear to be unacceptable to Baltimore County and the LPC, the LLC matched the Mansion replacement windows to windows that had been installed in the Stone Bathhouse by a previous owner (without proper permits or approval of the LPC). The damaged windows that were replaced contributed to rain water infiltration in the Mansion, and deterioration of the structural timber beams below in the basement. Unaware that the windows in the Bathhouse were inappropriate, the LLC used those windows as a guide for replacing the windows in the main Mansion.
3. Replaced the failed flooring of the front porch of the main Mansion, primarily for safety reasons.

Improving the Resources: The following is a list of some of the work the LLC has paid for to improve the resources, albeit inadvertently and possibly not in historically appropriate ways. The LLC:

1. Installed a wrap-around deck on the south side of the main Mansion. This was done because an aged local man told the LLC that the Mansion previously had a wrap-around porch on the side of the main Mansion. The Owner intended to restore the earlier rear porch, but unfortunately, did not base the work on physical, documentary, or pictorial evidence.

2. Added an exterior fireplace to the end of the Stone Smokehouse. The fireplace was added with historically matching stones and mortar in similar fashion to new additions to other Historic Landmarks in Baltimore County such as, Hayfields Country Club.
3. Installed timber retaining walls that are lower than 48 inches in height, for planters and soil stabilization on the Property. In accordance with the Corrective Letter, the LLC has submitted for a retroactive permit for the work.
4. Built historically matching walls on the Property with historically correct stone piers and placed gravel at a location where a stone wall had partially collapsed. This work is referenced in the Corrective Letter as being the 40 foot section of the Stone Wall. The 40 foot section of wall was actually a pile of stone, rubble, vines and debris.
5. Completely replaced the HVAC systems throughout the main Mansion.
6. Repaired electric problems in the main Mansion.
7. Completely renovated the two existing rental office break rooms. This work included replacement kitchen cabinets, replacement sinks, replacement of existing Formica countertops with granite tops, and all new stainless steel appliances. The floors were refinished and the walls were repaired.

The Corrective Letter alleges that three structures on the Property were removed by the LLC without approval. One structure is identified as the Tenant House. The following is a list of the work the LLC paid for to protect the Tenant House in the last 5 ½ years in historically appropriate ways. This list proves that the LLC fully intended to keep the resource and protect it from further deterioration due to neglect by prior owners of the Property:

1. Re-pointed the original interior fireplace (brick summer cooking fireplace) in the Tenant House.
2. Repainted the Tenant House.
3. Repaired the roof of the Tenant House.
4. Removed drywall, exterminated, and filled the wood wasp bored holes in the Tenant House. The number of bored holes in the wood joists and studs throughout the Tenant House were significantly more than just extensive.
5. Installed telephone, data and cable TV to the Tenant House.
6. The Owner paid well over \$40,000 or work on the Tenant House before it was catastrophically and irreparably damaged by the August, 2011 earthquake.

The Corrective Letter references incorrect facts and alleges other code violations. The following is a description of some of the errors in the Corrective Letter:

1. The historically inappropriate shed is a 10' x 14' temporary tool shed. The LLC believed the shed complied with Baltimore County requirements for temporary tool storage and did not submit the use of the shed for permit. A retroactive permit for the temporary construction shed has been submitted by the LLC. There was no intention on the part of the LLC to permanently build the shed on the property.

2. There is a conflict as to legal ownership/stewardship of The Milk/Spring Houses and Stone Walls. The 1988 CRG Plan places ownership/custodial care of the walls and Spring House(s) on the owner of the Trentham Parcel/property, yet, the Deed recorded at the time of purchase of the Property by the LLC does not list those resources as owned by, or the responsibility of the LLC.
3. The Property was advertised in 2005 Auction documents as containing (3)residential tenant spaces, (one in the Tenant House, and two in the main Mansion)and (7)offices, which was a violation of Baltimore County Zoning requirements by the previous owners. The LLC removed the residential tenants from the Property and has never used the Property for residential use. Therefore, an application for a zoning change from commercial to RO use and request for a special zoning hearing are not required. However, the LLC is working with the Baltimore County zoning office to insure that the Property complies with zoning requirements.
4. The LLC installed a wood slat fence to keep trespassers off the Property. The work was done to protect the resource as children have damaged various aspects of the Property. Windows on the main Mansion have been broken by rocks thrown by the local children. The Smokehouse has been broken into in the past. Also, children played in and around a deteriorated Stone Shed and the Tenant House at great risk to themselves and without the knowledge and consent of the LLC. A retroactive permit for the installation and change to the fence has been submitted by the LLC.

The Correction Letter states that a Stone Shed and Tenant House were razed without proper approval. The LLC worked for 5 ½ years to try to protect and restore those two resources. The Stone Shed appears to have been originally built as a log structure. Stone was used by a prior owner to infill the logs. The work was done inappropriately, and the Stone Shed was unstable and at constant risk of failing. Local children played in and around the Stone Shed. A tenant inappropriately living in the Tenant House just prior to ownership of the Property by the LLC died inside the house when he fell down the steep steps in the house from the second to first floors. Boring bees and water infiltration compromised the structure of the house and placed it at constant risk of failing. One inspection report made by the former LPC Secretary long before the Property was purchased by the LLC said that perhaps an earthquake would take the structure down. Well, an earthquake did strike and damaged the Shed and House. It is likely that the earthquake would have significantly damaged the main Mansion, had the LLC not repaired and stabilized the foundation of the building.

Corrective Measures: The following is a list of proposed Corrective Measures that the LLC submits for consideration for the Property:

1. Submit retroactive permit for the small temporary tool storage shed, which is to be removed at completion of the renovation corrective work.
2. Submit retroactive permit for the installation of short retaining walls for soil stabilization.
3. Submit retroactive permit for the removal of new wood slat fence and re-installation of offset board fencing to match existing.

4. Replace six (6) new glass block basement areaway windows with historically appropriate basement areaway windows.
5. Replace new front porch treated wood decking with historically appropriate tongue and groove decking framed to run perpendicularly with the main Mansion. New, historically appropriate tongue and groove decking to be painted to match historically appropriate color.
6. Remove modern deck along south side of main house in its entirety, and re-work the deck at the rear of the main Mansion to provide ADA access to the Mansion.
7. Whitewash the new fireplace and chimney connected to the existing Smokehouse to differentiate the new from original construction. The LLC believes this should not be necessary, but is willing to delineate the new from original in an appropriate way.
8. Work with the zoning officer to make sure the Property complies with Baltimore County zoning requirements, including Parking, Landscaping, and Screening.

We believe the Corrective Measures will complete the extensive renovations and improvements the LLC has done to the Property since December of 2006, and finish the work the LLC has done to stabilize and protect the resources for years to come.

The Owner and LLC have invested significant personal funds to save the resources at the Trentham Property. No previous owner has invested as much time and money in the Property as the current Owner since the resource was re-built in 1865. The LLC's intent was always to preserve and extend the resource, not damage it by any means. The LLC asks the LPC to provide whatever assistance it can to reasonably finish the work that has been done.

Please feel free to contact me at anytime. I look forward to working with you and the LPC on my continued efforts to make the Property, "The ultimate oasis of serenity," as stated by me in December 2006 in the article in the Baltimore Crier.

Sincerely,

Kevin Welsh
President

Trentham Mansion, LLC.

305 Frederick Road
Catonsville, MD 21228

June 6, 2012
Revised June 7, 2012
(All revisions in italics)

Baltimore County Landmarks Preservation Commission
105 W. Chesapeake Avenue, Suite 101
Towson, Maryland 21204

ATTN: Ms. Karin Brown

Re: Trentham Mansion, LLC
Corrective Action Plan

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Between the time the LLC purchased the Property in December of 2006 and it received a copy of the Correction Letter in February of 2012, the LLC was unaware of the purview of the LPC in regards to this property. In the last 5 ½ years of ownership of the Property, the LLC did not know there were specific procedures that it needed to follow for renovations and improvements to the Property and it had never received any notice, letter or conversation (verbal or written) related to any procedures. Additionally, the LLC did not know that eight structures related to the Property were listed in a Baltimore County list of Historic Landmarks. There was no mention of, nor attached rider to the deed referencing conformance with any historic architecture requirements or The Secretary of the Interior's Standards for the Rehabilitation of Historic Structures.

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The above background is not submitted as an excuse for any work that should or should not have been done to the Property. It is submitted to clarify misunderstandings about the LLC's previous and current intentions. The Owner made significant investments in the Property over the last 5 ½ years for the main purpose of protecting the resources and correcting many, many years of neglect and deterioration. As other examples of the LLC's lack of preservation awareness, the LLC did not know that the main Mansion originally had a stucco exterior or stone walls were a concern (and even listed) until after it received the Correction Letter.

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4. Installed two sump pumps in the basement of the main Mansion to control ground water incursion.

5. Replaced all sixteen (16) rotted timber beams with hand-hewn wood beams. The original beams had deteriorated due to water penetrating the windows on the first floor of the main Mansion, and were rotted through and through. All new beams were custom made to match the existing in size, shape, color and length.
6. Replaced sixteen (16) of the rotten wood floor joists with hand-hewn wooden joists. The original joists had deteriorated and were rotted through and through. All new joists were custom made to match the existing in size, shape, color and length.
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8. Repaired and continues to repair constant and persistent cracks in the plaster throughout the main Mansion.
9. Repaired damaged floor boards, stairs, and stair railings throughout the main Mansion.
10. Repaired the front porch footings and piers, which had suffered from long-term neglect.
11. Replaced uneven sidewalks on the Property that were tripping hazards.
12. Repaired and renovated all four (4) basement window wells with historically appropriate masonry construction.
13. Re-pointed the inside of the basement walls of the main Mansion.
14. Re-pointed the inside and outside of the Stone Smokehouse.
15. Re-pointed the inside and outside of the Stone Bathhouse.
16. Removed historically inappropriate drywall from the inside of the Stone Bathhouse.
17. On at least three separate occasions, repaired original slate roof of the main Mansion with historically appropriate slate roofing.
18. Completely rebuilt the foundation of the rear addition to the main Mansion to insure long term preservation of the resource.
19. Repaired all original marble steps and fireplaces throughout the main Mansion.
20. Repaired and stabilized the existing rear second story porch and steps at the main Mansion.
21. Replaced and repaired existing failed railings on the back porch of the main Mansion with custom railings made to match existing railings in their diamond shaped design.
22. Repaired existing decorative scroll brackets on the posts of the front porch and painted to match the historically correct color of the porch.
23. Removed and stored existing wood moldings and transom fan from the Stone Bathhouse door for repair, and re-installation.
24. Removed historically inappropriate vinyl exterior door at the Stone Bathhouse. The vinyl door is listed in the Correction Letter as historically inappropriate. However, it was on the Bathhouse at the time the Property was purchased by the LLC.
25. Removed vines and debris that caused deterioration of the historic stone walls, and re-established the landscape throughout the Property.
26. Repaired and re-pointed all stone walls surrounding the Property. The total length of stone walls repaired by the LLC exceeded 660 linear feet not including the 40 foot section of the completely failed section of the wall noted in the

Correction Letter. The LLC performed this repair work at great cost (over \$250,000.00) without any assistance from any government or historic organization, before the Owner found out that stone walls were on the historic list, and before the Owner found out that the Baltimore County government had allowed the adjacent property developer to separate this Historic Landmark from the Property long before the Owner purchased the Property. This Landmark had deteriorated along its entire length due to many, many years of neglect. Had the Owner not invested its private funds in the Landmark, it is very conceivable that the Landmark would have catastrophically failed throughout during the August 2011 earthquake.

27. Repaired the foundation footings of the rear porch, which had deteriorated catastrophically.
28. To date, the LLC has invested almost one million dollars (\$1,000,000.00) repairing and renovating the Property without any assistance from any government or historic organization.

Preserving the Resources: Some of the work the LLC did on the Property was done solely with the intention of preserving the resources, but may have been done inadvertently in non-historically appropriate ways. It was clear to the LLC that the property had been neglected for at least a quarter of a century. After receipt of the Correction Letter and considerable research, the LLC has come to understand that previous owners significantly damaged the Historic Landmarks on the Property with inappropriate actions and neglect and that some of the Landmarks (the Milk House and Stone Walls) had been subdivided from the Property by a developer with the approval of Baltimore County. The following is a list of some of the work the LLC has paid for to preserve the resource, albeit and inadvertently possibly not in historically appropriate ways. Additionally, the LLC believed that the work was repair work, performed by tradesmen, and did not require the Owner to file for building permits or receive prior approval from the LPC:

1. Replaced completely failed basement windows. The failed basement windows that were replaced were not original to the main Mansion, and were by no means historically appropriate. Some windows were covered with plywood and plexiglas and were the main cause of rain water infiltration to the basement. The water deteriorated the stone foundation walls and old structural timber beams in the basement. Although the replacement windows appear to be unacceptable to Baltimore County and the LPC, the LLC installed windows that it felt were most appropriate from security and weather protection points of view. The basement windows are in some cases, below grade or mostly hidden from view.
2. Replaced completely failed windows throughout the main Mansion. Although the replacement windows appear to be unacceptable to Baltimore County and the LPC, the LLC matched the Mansion replacement windows to windows that had been installed in the Stone Bathhouse by a previous owner (without proper permits or approval of the LPC). The damaged windows that were replaced contributed to rain water infiltration in the Mansion, and deterioration of the structural timber beams below in the basement. Unaware that the windows in the Bathhouse were inappropriate, the LLC used those windows as a guide for replacing the windows in the main Mansion.

3. Replaced the failed flooring of the front porch of the main Mansion, primarily for safety reasons.

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4. Built historically matching walls on the Property with historically correct stone piers and placed gravel at a location where a stone wall had partially collapsed. This work is referenced in the Correction Letter as being the 40 foot section of the Stone Wall. The 40 foot section of wall was actually a pile of stone, rubble, vines and debris.
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The Correction Letter alleges that three structures on the Property were removed by the LLC without approval. One structure is identified as the Tenant House. The following is a list of the work the LLC paid for to protect the Tenant House in the last 5 ½ years in historically appropriate ways. This list proves that the LLC fully intended to keep the resource and protect it from further deterioration due to neglect by prior owners of the Property:

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2. Repainted the Tenant House.
3. Repaired the roof of the Tenant House.
4. Removed drywall, exterminated, and filled the wood wasp bored holes in the Tenant House. The number of bored holes in the wood joists and studs throughout the Tenant House were significantly more than just extensive.
5. Installed telephone, data and cable TV to the Tenant House.
6. The Owner paid well over \$40,000 or work on the Tenant House before it was catastrophically and irreparably damaged by the August, 2011 earthquake.

The Correction Letter references incorrect facts and alleges other code violations. The following is a description of some of the errors in the Correction Letter:

1. The historically inappropriate shed is a 10' x 14' temporary tool shed. The LLC believed the shed complied with Baltimore County requirements for temporary tool storage and did not submit the use of the shed for permit. A retroactive permit for the temporary construction shed has been submitted by the LLC. There was no intention on the part of the LLC to permanently build the shed on the property.
2. There is a conflict as to legal ownership/stewardship of The Milk/Spring Houses and Stone Walls. The 1988 CRG Plan places ownership/custodial care of the walls and Spring House(s) on the owner of the Trentham Parcel/property, yet, the Deed recorded at the time of purchase of the Property by the LLC does not list those resources as owned by, or the responsibility of the LLC.
3. The Property was advertised in 2005 Auction documents as containing (3)residential tenant spaces, (one in the Tenant House, and two in the main Mansion)and (7)offices, which was a violation of Baltimore County Zoning requirements by the previous owners. The LLC removed the residential tenants from the Property and has never used the Property for residential use. Therefore, an application for a zoning change from commercial to RO use and request for a special zoning hearing are not required. However, the LLC is working with the Baltimore County zoning office to insure that the Property complies with zoning requirements.
4. The LLC installed a wood slat fence to keep trespassers off the Property. The work was done to protect the resource as children have damaged various aspects of the Property. Windows on the main Mansion have been broken by rocks thrown by the local children. The Smokehouse has been broken into in the past. Also, children played in and around a deteriorated Stone Shed and the Tenant House at great risk to themselves and without the knowledge and consent of the LLC. A retroactive permit for the installation and change to the fence has been submitted by the LLC.

The Correction Letter states that a Stone Shed and Tenant House were razed without proper approval. The LLC worked for 5 ½ years to try to protect and restore those two resources. The Stone Shed appears to have been originally built as a log structure. Stone was used by a prior owner to infill the logs. The work was done inappropriately, and the Stone Shed was unstable and at constant risk of failing. Local children played in an around the Stone Shed. A tenant inappropriately living in the Tenant House just prior to ownership of the Property by the LLC died inside the house when he fell down the steep steps in the house from the second to first floors. Boring bees and water infiltration compromised the structure of the house and placed it at constant risk of failing. One inspection report made by the former LPC Secretary long before the Property was purchased by the LLC said that perhaps an earthquake would take the structure down. Well, an earthquake did strike and damaged the Shed and House. It is likely that the earthquake would have significantly damaged the main Mansion, had the LLC not repaired and stabilized the foundation of the building.

Corrective Measures: The following is a list of proposed Corrective Measures that the LLC submits for consideration for the Property:

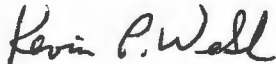
1. Submit retroactive permit for the small temporary tool storage shed, which is to be removed at completion of the renovation corrective work.
2. Submit retroactive permit for the installation of short retaining walls for soil stabilization.
3. Submit retroactive permit for the removal of new wood slat fence and re-installation of offset board fencing to match existing.
4. Replace six (6) new glass block basement areaway windows with historically appropriate basement areaway windows.
5. Replace new front porch treated wood decking with historically appropriate tongue and groove decking framed to run perpendicularly with the main Mansion. New, historically appropriate tongue and groove decking to be painted to match historically appropriate color.
6. Remove modern deck along south side of main house in its entirety, and re-work the deck at the rear of the main Mansion to provide ADA access to the Mansion.
7. Whitewash the new fireplace and chimney connected to the existing Smokehouse to differentiate the new from original construction. The LLC believes this should not be necessary, but is willing to delineate the new from original in an appropriate way.
8. Work with the zoning officer to make sure the Property complies with Baltimore County zoning requirements, including Parking, Landscaping, and Screening.

We believe the Corrective Measures will complete the extensive renovations and improvements the LLC has done to the Property since December of 2006, and finish the work the LLC has done to stabilize and protect the resources for years to come.

The Owner and LLC have invested significant personal funds to save the resources at the Trentham Property. No previous owner has invested as much time and money in the Property as the current Owner since the resource was re-built in 1865. The LLC's intent was always to preserve and extend the resource, not damage it by any means. The LLC asks the LPC to provide whatever assistance it can to reasonably finish the work that has been done.

Please feel free to contact me at anytime. I look forward to working with you and the LPC on my continued efforts to make the Property, "The ultimate oasis of serenity," as stated by me in December 2006 in the article in the Baltimore Crier.

Sincerely,



Kevin Welsh
President

James Garland, - Fwd: trentham technical report in preparation of the July 12, LPC meeting

From: Karin Brown
To: Allen, Carol; Benton, Rose; Boswell, Bruce; Brennan, Robert; Bryan, ...
Date: 7/6/2012 8:49 AM
Subject: Fwd: trentham technical report in preparation of the July 12, LPC meeting
CC: Brand, Donald; Frankovich, Jennifer; Garland, James; Lanham, Lynn; M...
Attachments: lpc_trentham_revised.pdf; Part.002; Trentham Timeline.doc

Dear All:

Attached is the Technical Committee Report prepared by Rob Brennan. **The report is a response to the most complex issue the LPC has (had) to tackle in decades - perhaps since its incipency. I strongly recommend that you prepare thoroughly for this case by reading all the necessary background information**, consisting of a time line (summarizing the history of this property), the Letter of Demand, written by the Building Engineer in response to reports of the numerous code violations, the Correction Letter written by the owner, and the Technical Committee Report, written in response to that letter, as well as all the other information. Additionally, I will include a map of the Trentham Mansion complex, which shows the numbers of the buildings referred to in the Time Line, the Letter of Demand and the Technical Committee Report, as well as the Inventory Form.

(I will e-mail the information in separate e-mails).

Please confirm that you received this message. Vicki will e-mail the Agenda and the materials pertaining to the remaining issues next week.

Karin E. Brown
 Chief, Preservation Services
 Baltimore County Office of Planning
 105 W. Chesapeake Avenue, Suite 101
 Towson, MD 21204
 410.887.3495 Fax 410.887.5862
 Kebrown@baltimorecountymd.gov

>>> Rob Brennan <rbrennan@brennanarch.com> 07/05/12 4:39 PM >>>

Thanks to all for your comments.

Rob

Trentham – Final Landmarks List # 14

Timeline

September 31, 1978 – Bill 101-78 placed Trentham (main house and immediate cluster of outbuildings on the Final Landmarks List (see attached nomination report).

September 15, 1980 - Letter from Mrs. Hubard to Dr. Robert Crosby, Chair, LPC, complaining about the deplorable condition of the bath house (roof & shutters).

April 28, 1983 – Letter from John McGrain to Mr. Ralph DeChiaro, (owner at that time) informing him that Trentham Mansion and immediate cluster of outbuildings had been placed on the Final Landmarks List and that the County Code prohibits the demolition of Landmarks structures, except where a demolition request has been heard and approved by LPC.

April 28, 1983 – Memo from John McGrain to Ted Zaleski, Permits and Licenses, informing him of the above referenced demolition threats.

May 5, 1983 – Letter from John McGrain to members of the LPC, informing them that the Chair and he had met with Mr. Beccio, the property manager, to discuss rumors regarding demolition plans. The letter describes that Mr. Beccio showed them the log barn (building #5), which was in very poor condition (wall had split in places and stones from the east wall had fallen into the building). The letter continued that the owner argued that the tenant house, was in bad condition. Mr. McGrain made mention that the tenant house appears in Scharf's History of Baltimore City and County (page 841) and that it is difficult to prove that the house was associated with the era of slavery. The owner also stated that the mansion has been trouble. Numerous windows have been broken by children and replaced. The letter mentions that the bathhouse had been evaluated in two published articles. Lastly, there is a statement that the grounds contain another springhouse, which is not listed and the ruined foundation of the Craddock barn.

May 6, 1983 – Letter from Mr. Beccio to Dr. Crosby, requesting a public hearing for the purpose of obtaining a demolition permit for tenant house and the carriage house (presumably the log and stone barn #5).

May 10, 1983 – Letter from John McGrain to Mr. Beccio, thanking him for allowing Dr. Crosby and him to visit the site. Attached to the letter, were the Minutes of the May 12, 1983 LPC meeting, in which Trentham was discussed. The Chair described the past efforts to enforce the law in regard to the bathhouse. Also discussed was the maintenance of the log and stone barn. In response to the question of one Commission member whether the stonewall of the log and stone barn could collapse, a response was provided that "It's no big deal to fix the stone wall or to reshingle the bathhouse". The Minutes stated that it was unanimously agreed that the Chair write to the owners of the property stating that the Commission believed that something could be done. The Chair also

agreed to contact the State's Attorney's office about the failure to enforce the previous building inspector's report about the bathhouse.

June 9, 1983 – Minutes of the June 9, 1983 LPC meeting. The Minutes report that the Chair contacted the State's Attorney's office.

August 1, 1983 – Letter from Joseph Nolan, Assistant Building Engineer to Ralph B. DeCherio Enterprises, attn: Michael Beccio, informing them that the LPC has requested to investigate demolition by neglect of the bathhouse. Mr. Nolan asked Mr. Beccio for a meeting to discuss remedial actions to stabilize the building in question.

August 16, 1983 – Letter from Dan Calistrat, Chief Engineer at George Evans Associates, Inc., a consulting engineering firm, to Ralph B. DeCherio Enterprises, attn: Michael Beccio regarding the structural condition of the stone and wood barn, the tenant house and the bath house. The engineer found the stone and wood barn to be beyond repair, recommending that it be demolished immediately; the tenant and bathhouse were found to be structurally sound, but in need of repair. Concrete suggestions in regard to how the structures should be repaired were included in the letter.

August 18, 1983 – Memo from John McGrain to Dr. Crosby, informing him that Mr. Nolan had held "a sort of hearing" with Mr. Beccio and a contractor named Ray Kirby about repairing the bathhouse by October 1. The memo went on stating that the Mr. Beccio also wanted to discuss the condition of the tenant house and the log and stone carriage house. Mr. Nolan declined to discuss the matter at the hearing because the demolition by neglect citation only referred to the bathhouse, but he agreed to look at the other two structures at another time. The memo pointed out that the LPC at the May 12, 1983 meeting found the log and stone structure to be repairable, but that the building engineer could overrule the LPC "in the case of something that is a threat to safety".

August 19, 1983 – Letter from Joseph Nolan to Ralph B. DeCherio Enterprises, attn: Michael Beccio, informing him that he field inspected the carriage house (a.k.a. stone & wood barn) and determined that the building was dangerous and unsafe. He ordered the owners to barricade the openings in the north wall no later than August 31, 1983.

August 19, 1983 – Memo from Joseph Nolan to John McGrain, describing the dangerousness of the log and stone structure that he had ordered the owner to barricade the building, but that this measure is only temporary and that action needs to be taken quickly.

August 19, 1983 – Letter from Joseph Nolan to Ralph B. DeCherio Enterprises, attn: Michael Beccio, ordering him to repair the bathhouse as described.

September 12, 1983 – Technical Committee Report from Mr. Paul McKean, restoration expert and Commission member, to Dr. Crosby, LPC Chair, informing him that in the opinion of himself and fellow member Phillip Worral (architect and Commission member) the log and stone structure can be repaired. The Technical Committee report

also found the tenant house and the bathhouse repairable. Mr. McKean commented that he believes that based on the large early brick of the massive fireplace, the early sash, the handmade nails in the stair and the well worn treads, that the tenant house may be older than described.

October 10, 1983 – Owners submit a demolition request for the carriage house a.k.a. log and stone structure.

October 14, 1983 – Letter from John McGrain to Ralph B. DeCherio Enterprises, attn: Michael Beccio, informing him that the Commission approved the proposed alterations to the Trentham mansion, but found the carriage house a.k.a. log and stone structure, the tenant house and bathhouse repairable.

October 25, 1983 - Letter from John McGrain to Ralph B. DeCherio Enterprises, attn: Michael Beccio, suggesting that he schedule a hearing regarding the demolition request for the carriage house.

November 7, 1983 – Letter from Roy Kirby, president of Commercial Contracting Corporation, to Ralph B. DeCherio Enterprises, attn: Michael Beccio, informing him that it is impossible to put a dollar value on the restoration costs of the carriage house because it is in such deteriorated condition.

February 27, 1987 – Code violation from John Carrigan, supervisor of building inspection division, to Ralph B. DeCherio Enterprises, informing him the violations concern “historic buildings” (no detailed description provided) and that corrective actions must be taken by March 31, 1987.

March 5, 1987 – Letter from Mr. Nolan to Mr. Gary Blucher, Director of Construction and Development of Ralph B. DeCherio Enterprises, acknowledging receipt of a copy of a letter to Mr. Carrigan which requests a hearing regarding the “alleged violations” and informing him that the hearing was scheduled for March 19, 1987.

March 25, 1987 – Copy of signed agreement between DeCherio Limited Partnership and Douglas G. Carroll, III whereby the former party agrees to convey to Mr. Carroll title of Trentham Mansion. By accepting the title, Mr. Carroll agreed to maintain the property in accordance with County law (DeCherio Limited agreed to contribute \$30,000 to a tax exempt Maryland Historic organization).

March 26, 1987 – Memo from John McGrain to Jim Constable, informing him about a meeting with the Building Engineer in which Dough Carroll agreed to take over the compound as an out parcel. Dough Carroll also informed the attendees that he would seek a zoning map change that would provide greater flexibility in regard to the adaptive reuse of the property.

April 2, 1987 – Letter from Douglass Carroll to Joseph Nolan, the Building Engineer in which he presents a detailed plan regarding the repair of the mansion and outbuildings.

April 8, 1987 – Letter from Mr. Nolan to Mr. Carroll, acknowledging receipt of his letter and giving approval for the proposal provided the work is in compliance with County Building Codes and LPC requirements.

July 6, 1987 – Letter from John McGrain to Mr. Carroll informing him that at the June 11, 1987 LPC meeting the Commission instructed him that a formal set of plans or at least typewritten specifications for the external repairs are needed.

July 16, 1987 – Note which reports that Mr. Carroll will be reworking plans by the same architect who worked for the DiChiaro company. The issue of whether the stucco is repairable is raised and Mr. Carroll reports, "in chipping stucco off the front, he found that the front windows on the first story were once floor-to-ceiling windows, and the sashes were later changed, the empty spaces at the bottom bricked up".

September 14, 1987 – Letter from John McGrain to Mr. Carroll informing him that at the September 10, 1987 LPC meeting the Commission voted unanimously that the stucco should be reapplied, but that Mr. Paul McKean subsequently asked to view the building in its recent state and that "we can get another reading of the LPC's feelings after Mr. McKean's visit".

January 18, 1988 – Memo from John McGrain to Edward Bauer, Bldg. Plans Review in the Department of Permits & Licenses, informing him that Mr. Carroll, who is restoring Trentham Mansion, asked to inform him that the building is on the County Landmarks List and that the LPC "and the Building Engineer have been trying to see to it that the exterior repairs are historically authentic.

February 3/8, 1988 – Building permit # 100314, permitting various interior alterations.

February 3/8, 1988 – Building permit # 100315, request for change in occupancy from single family dwelling to an office (the building is not named, but it is safe to assume that the tenant building is the object of the request. A construction date of 1747 is given for that building.

February 12, 1988 – Memo from John McGrain to Ted Zaleski, Permits & Licenses, informing him that this memo constitutes a Certificate of Appropriateness for the external repairs itemized in the above referenced building permit.

October 20, 1989 – Letter from Charity Davidson, Project Funding and Easement Administrator in the (State) Office of Preservation Services (MHT) to Mr. Carroll, informing him that his request for a preservation grant for fiscal year 1990, was not approved because the Trust received thirty-nine applications. He is encouraged to try again in the subsequent fiscal year.

October 21, 1993 – Letter from Ruth Mascari, Chair of the LPC to William Hackett, Chairman to the County Board of Appeals, requesting an appeal "to the continued CRG hearing on Queen Anne's Village, Section V. This project is adjacent to the Trentham

mansion and its historic stone garden walls, which are on the Baltimore County Final Landmarks List". The letter indicates that the matter was neither brought before the LPC nor the Planning Board, which is mandated by County law for developments involving a Landmarks structure.

September 23, 1993 – Development comments regarding the above referenced matter stating that in the opinion of the Planning Office, "the Trentham Mansion has been preserved and the proposed changes to the Plan will not significantly alter the status of this historic property. Additionally, a note entitled "Reservations and Covenants: Trentham Mansion" on the 6th Amended Record Plat dated March 26, 1993 (see attached) ensures protection of the historic walls, stairs, and spring houses in the right-of way. This note, in its entirety, shall be included on the approved CRG Plan. This measure will meet the requirements of Section 26-207 of the Development Regulations.

October 21, 1993 – Letter from Mr. James Constable Wright to John McGrain, protesting the fact that the LPC was not allowed to comment regarding the above referenced matter.

February 18, 1994 – Memo from John McGrain to John Reisinger, Buildings Engineer, thanking him for an inspection report on the Trentham house wall. The memo mentions that the owner of Trentham is obliged to maintain the property under both the County landmarks legislation and under an easement from the Maryland Historical Trust.

December 20, 2011 - Louis Diggs informed Ms. Karin Brown, Chief of Preservation Services, and his fellow members of the Baltimore Landmarks Preservation Commission (LPC) that the slave quarters associated with Trentham Mansion had been demolished. "Trentham" and the immediate cluster of buildings are on the Final Landmarks List # 14. Because the mansion and its outbuildings are on the Final Landmarks List, any demolition request would need LPC approval. Accordingly, Mr. Diggs inquired whether the Commission had approved a demolition permit. Aware that Preservation Services had neither received nor reviewed such request, Ms. Brown checked with Permits to inquire whether they had issued a permit. No permit had been issued. Up to that point, Ms. Brown assumed that she was dealing with the unauthorized demolition of just one building, which is the building referred to as the "Tenant House" a.k.a. the frame building (building # 4). Ms. Brown subsequently called Code Enforcement, requesting that they send an inspector to the site. In addition, she discussed the matter with Mr. Bruce Boswell, Chair of the LPC, who promised to visit the site. Ms. Brown also contacted Mrs. Carroll, wife of Douglas Carroll, who, in the 1980s had rehabilitated the entire cluster of historic buildings. According to Mrs. Carroll, approximately 3 weeks ago the structure (the Tenant House, which is closest to the road) was still standing. The following day, December 21, Mr. Boswell submitted the below status report:

I have just returned from a site visit to Trentham and the surrounding cluster of buildings. While I was there the County Building inspector, Hunter Rowe, arrived on

site. It appears that two buildings have been destroyed as evidenced by fresh earth. Inspector Rowe had an aerial photograph that would seem to confirm this evidence of recent demolitions.

The buildings are gone and it would appear they have been gone for at least a couple of weeks if not longer. From the evidence it would appear that neither building had a basement. The ground is level at the demolition sites with no evidence of subsidence. Therefore, I believe that there is probably nothing to be gained by requiring archaeological investigation at this time.

There is a lot of work underway at the site including the construction of retaining walls and fences and the repointing of masonry and new flagstone walkways. Apparently no permits have been secured for any of the work.

My impression is that the owner is in serious violation of the law both with respect to the demolition of Final Landmark List structure(s) and ongoing work on the remaining landmarked structures.

Ms. Brown also spoke to Mr. Douglas Carroll, who informed her that in the latter part of the 1980s he had purchased all the historic buildings from Mr. Rachuba, who owned the property at that time, because they had become subject to neglect. Mr. Carroll petitioned and received a zoning map change (Case # CR-88-79 – DR16 to RO) that allowed for the adoptive reuse of the historic buildings for office use - he subsequently rehabilitated the buildings. He informed Ms. Brown that when he sold the buildings after completion of the work, they were in excellent condition.

Additionally there is an entry from January 2, 2008 in the Preservation Services database regarding a possible code violation (demolition) on the property in question. The entry indicates that Code Enforcement was contacted, but there is no information in regard to whether an inspector visited the site and what the outcome was. Ms. Brown vaguely recalls having spoken to the owner/manager, informing him that any exterior change to any of the properties is subject to LPC approval.

December 22nd, 2011 - Mr. Carroll informed Ms. Brown that he visited the site and noted that both the "Tenant House" (a.k.a. frame & vertical board building # 4) and the "Slave Quarters" (a.k.a. stone building, # 7 on drawing accompanying the Landmarks nomination, also referred to as the garden shed in another drawing) had been demolished. He was very upset, because the latter was a rare log structure, which, in his opinion may predate the 1800s. When Ms. Brown inquired why he referred to the structure as "slave quarters", he responded that everyone always referred to it as such.

January 5, 2012 – Ms. Brown conducted a site visit and realizes that possibly three structures had been demolished. The Spring House # 3, the Tenant House # 4, and building # 7. It appeared that the most recent demolitions concerned buildings # 3 & 4, while building # 7 had been demolished at an earlier time.

January 11, 2012 – Ms. Brown, Ms. Teri Rising and Mr. James Garland visit the site and document the various code violations, including unauthorized alterations to the Trentham Mansion and the bathhouse.

February 27, 2012 – Donald Brand sends Letter of Demand to Larry Schmidt, who at that time represents the owner (see attached) (Note: Mr. Schmidt is no longer representing the owner).

April 24, 2012 - Ms. Brown met with Mr. Jeffrey Lees, an architect who specializes in historic preservation. Mr. Lees was hired by the owner of the Trenton Mansion complex to study and design the reconstruction of the three demolished buildings, as well as the correction of the Code Violations itemized in the February 27, 2012 Letter of Demand (Donald Brand to Lawrence Schmidt).

Mr. Lees raised some valid concerns and made recommendations, which in the opinion of staff were worthy of consideration. Trying to get a better understanding in regard to the historic accuracy of the reconstruction Mr. Lees inquired whether the structure referred to as the "stone building" # 7, should be reconstructed with historic, hand-hewn, V-notched logs. Whether, "Frame" building # 4, a.k.a. the "Tenant House" should be reconstructed with the non-historic car port, and what the interior staircase might have looked like.

The Secretary of the Interior's Standards for Reconstruction recommends: "to identify features of the building and site which are essential to an accurate re-creation...." and "The archeological findings, together with archival documentation, are then used to replicate the plan of the building, together with the relationship and size of rooms, corridors, and other spaces, and spatial relationships." Since the only extant resources are photos of the exterior of the structures in question and some cursory description of the construction method of the demolished structures, authentic reconstruction may prove difficult.

Mr. Lees, who was asked to consider the feasibility of the project, inquired whether restoring the spring house, which is located across the street from the mansion complex (and which is not landmarked), could be a viable alternative to reconstructing the three buildings. I informed Mr. Lees that in the opinion of staff, the issue is broader, because all actions taken are precedent setting. If the County tacitly approves the demolition of landmarks structures by allowing off-site remediation, other "inconvenient" structures may be demolished. Ms. Brown informed him that staff considers the reconstruction of the tenant house of great importance, and would not support foregoing the reconstruction of that building in exchange for the restoration of the spring house and the stone building, but that the suggestion may be viable as far as the spring house (# 3) and the stone building (#7) are concerned. She emphasized that the final decision regarding these matters would be up to the Administrative Law Judge, based on the recommendations from the Building Engineer, the Law Office and the LPC.

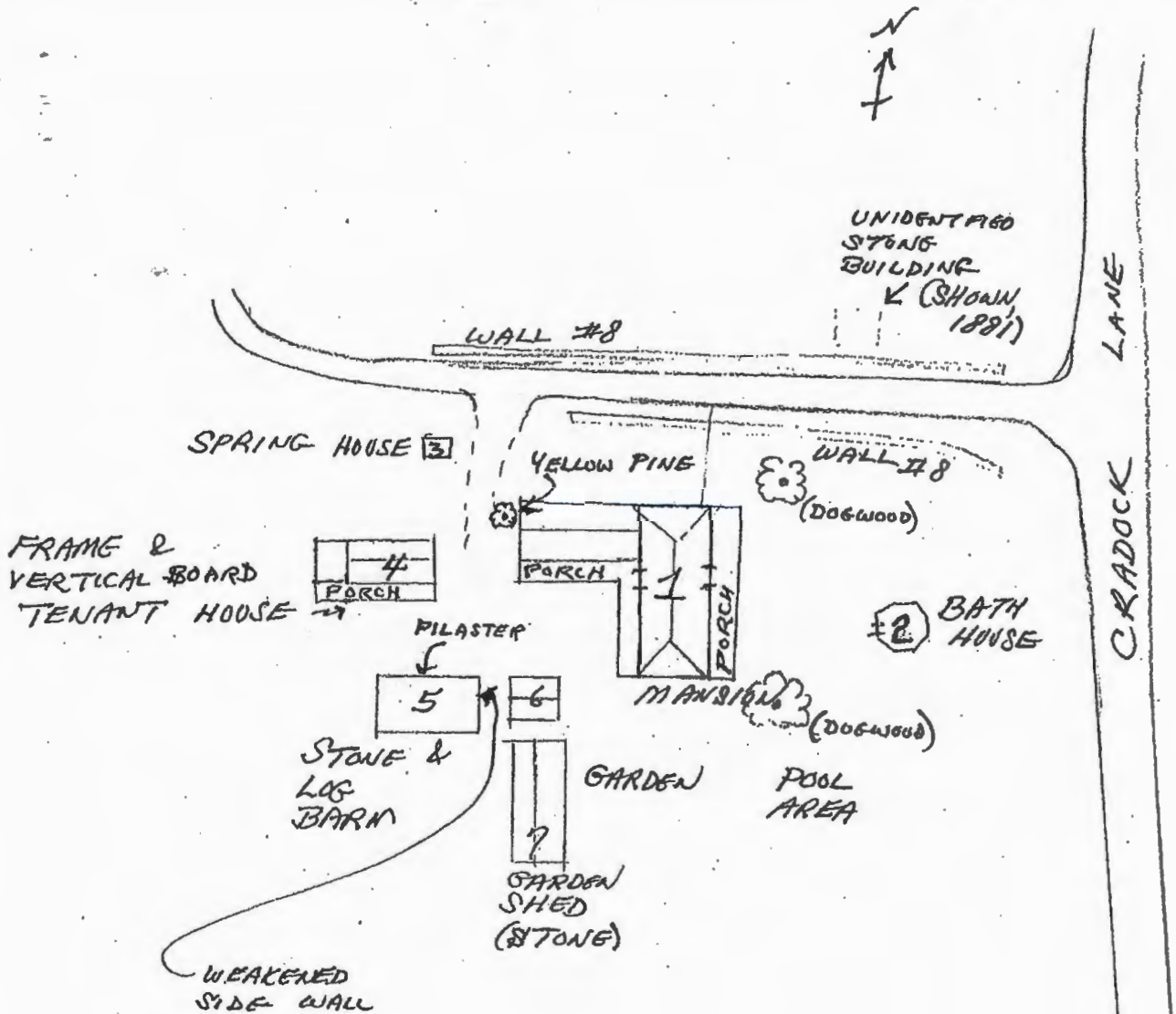
She suggested that Mr. Lees prepare a detailed proposal to be presented to the Building Engineer, the Law Office and a Technical Committee of LPC members.

May 18, 2012 – Ms. Brown meets with Mr. Welsh, the property owner and Mr. Lees. Mr. Welsh explained that he purchased the property from the person who purchased it at auction. He stated he was unaware that the property was subject to specific regulations. The fact that there is a plaque indicating that the property is a landmark, meant to him that the property is old. He showed an e-mail that he received from Sharon Seitzik, with O'Connell & Assoc., wherein she states that the property is not subject to any regulations if he does not pursue tax credits. (Note: This e-mail was received in January of this year **after all the work was completed and after the owner received the above referenced Letter of Demand** from the Building Engineer). Ms. Brown explained to the owner that ignorance of the law is no excuse for violations to the law. He agreed, but stated he has no more money because he put all the money into renovating the mansion. Ms. Brown informed him that the decision on the degree to which he has to comply with the Letter of Demand from the Building Engineer would depend on the recommendations of the LPC, the Law Office – with the final decision resting with the Administrative Law Judge. A Technical Committee consisting of members of the LPC, Code Enforcement & the Law Office, is scheduled to meet at the site on June 7, 2012.

June 6, 2012 – Preservation Services receives a Corrective Action Plan, which provides justification for actions – as viewed by Mr. Welsh - and proposed corrective actions.

June 7, 2012 – Technical Committee (Carol Allen (Chair, LPC), Robert Brennan (Vice-Chair), Bruce Boswell, Nancy Horst, Louis Diggs), along with County staff James Garland (Code Enforcement), Jennifer Frankovitch (Law Office), Karin Brown (Department of Planning), Mr. Welsh, Mr. Smitty Bradstock, his engineer and Mr. Jeffrey Lees (Preservation Architect) meets at the site. Ms. Mascari and Ms. Bentz, representing Preservation Alliance, are also present. Mr. Welsh shares the information he shared with Ms. Brown on May 18th. The Technical Committee toured the site as well as the inside of the building. Apart from the fact that some of the work was not completed in accordance with the Secretary of the Interior's Standards, the work performed was of a high quality.

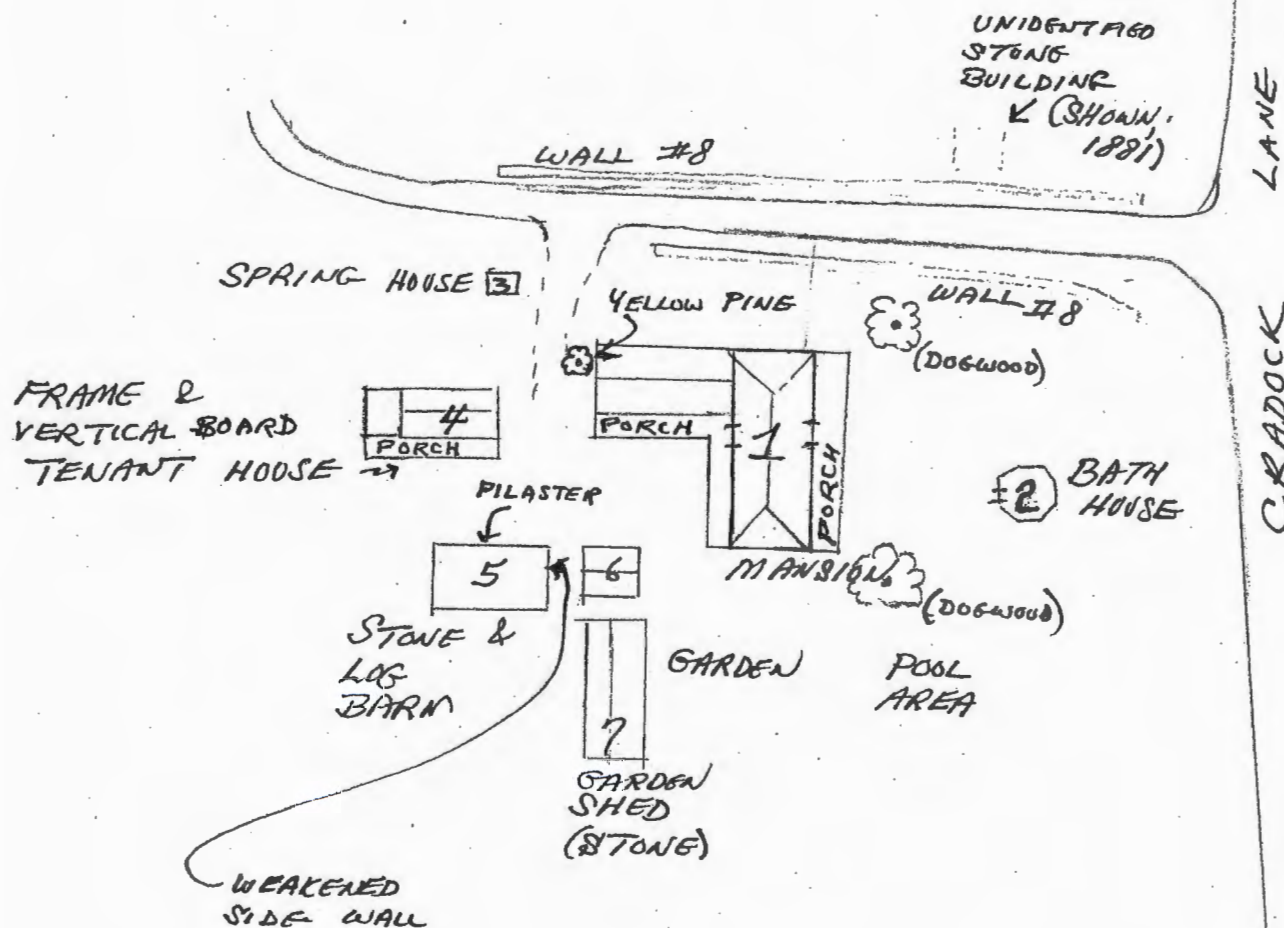
June 8, 2012 – Ms. Nancy Horst shared with her fellow Commission members that she discovered an add for the sale of the property for \$1,895,000 as an office building, raising the question whether the tenant building, the spring house and a section of the wall surrounding the building were demolished to make room for the required parking spaces for a larger office building.



N/O.5
IS
EXTINCT

TRENTHAM

APPROXIMATE LAYOUT OF
SMALL BUILDINGS

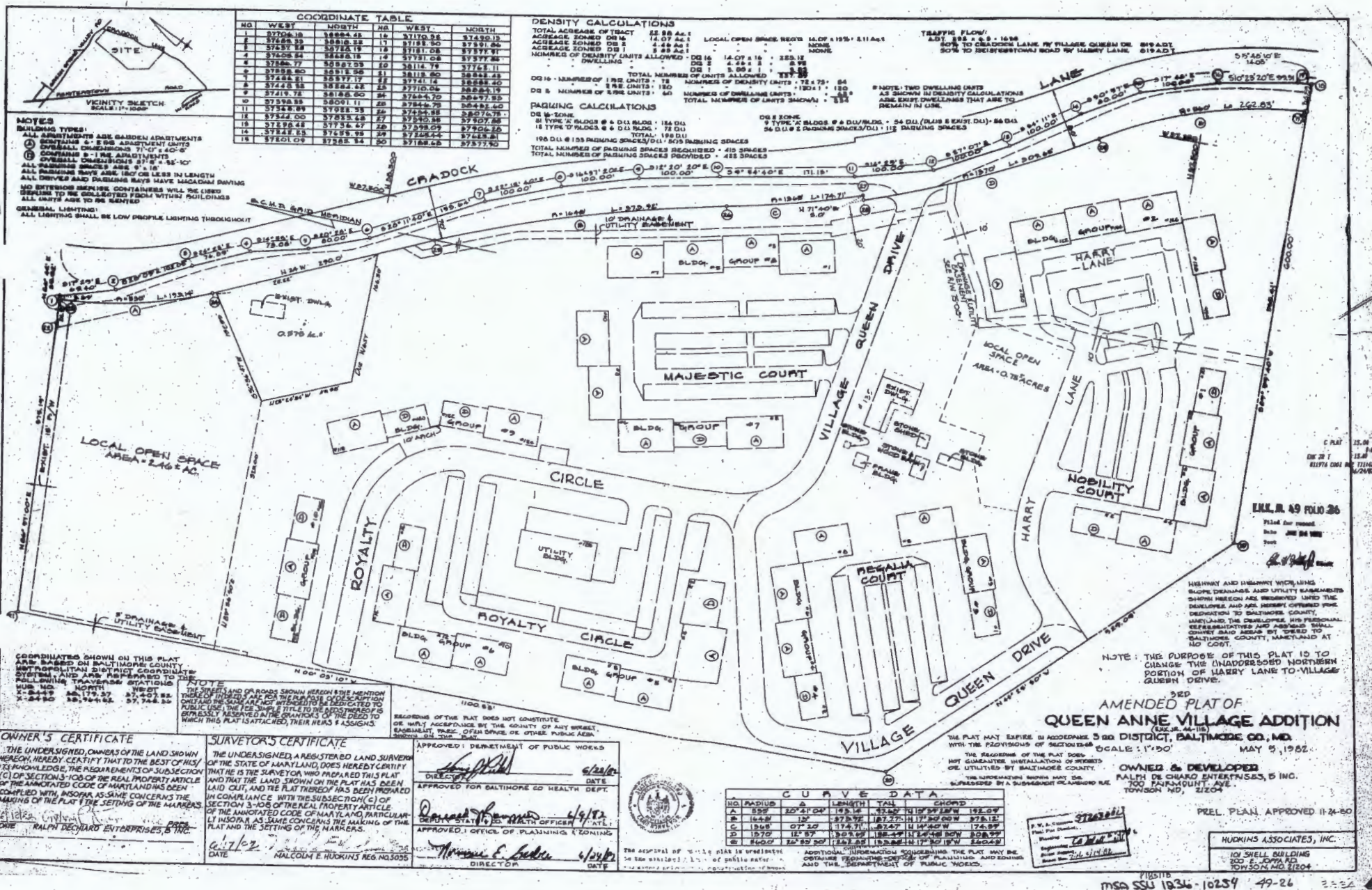


N/O.5
IS
EXTINCT

Demolished w. APC approval - not on FHL - 1983
 Tenant House + Spring House - Outbuildings on FHL
 Demolished latter part of 2011
 Garden shed on FHL - demolished where?
 (Shown on 2008 GIS aerial)
 Various code violations, possible alterations
 to bathroom (windows, doors, grading)
 Changes to porch, railing

TRENTHAM

APPROXIMATE LAYOUT OF
SMALL BUILDINGS



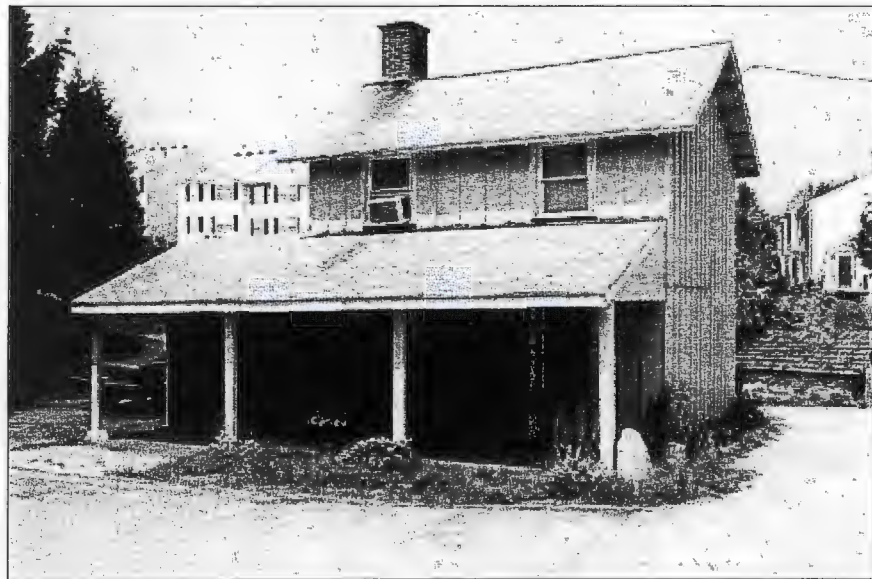








Two story frame covered porchfront home, former summer kitchen, composition shingle roof, currently rented as residence.



Stone meat house - composition shingle roof, used for storage

6041-HES

BALTIMORE COUNTY HISTORIC PRESERVATION COMMISSION
MARYLAND HISTORICAL TRUST

BA-41

0300414504

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

NAME

> HISTORIC Irentham (main house and immediate cluster of outbuildings)

AND/OR COMMON

LOCATION

STREET & NUMBER West side of Dwyer Lane, south of Green Spring Valley Road

QUADRANGLE - JACKSONVILLE
LILAC HILL DISTRICT

CITY, TOWN

Carrington

VICINITY OF

2nd Congressional / 2nd Councilmanic Dis

STATE

Delaware

CONGRESSIONAL DISTRICT

COUNTY

Delaware

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☐ DISTRICT	☐ PUBLIC	☒ OCCUPIED	☐ AGRICULTURE
☒ BUILDINGS	☒ PRIVATE	☐ UNOCCUPIED	☐ MUSEUM
☐ STRUCTURE	☐ BOTH	☐ WORK IN PROGRESS	☐ COMMERCIAL
☐ SITE	☐ PUBLIC ACQUISITION	☐ ACCESSIBLE	☐ EDUCATIONAL
☐ OBJECT	☐ IN PROCESS	☒ YES RESTRICTED	☐ ENTERTAINMENT
	☐ BEING CONSIDERED	☐ YES UNRESTRICTED	☐ GOVERNMENT
		☐ NO	☐ INDUSTRIAL
			☐ MILITARY
			☐ OTHER

OWNER OF PROPERTY

NAME

Queen Anne Village
Ralph B. DeChiaro Enterprises, Inc.

Tolson Office:

Telephone #: 873-0537

STREET & NUMBER

700 Fairmount Avenue

CITY, TOWN

Towson

VICINITY OF

STATE, zip code

MD. 21204

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #:

BHK JR. 5571

Folio #:

644

STREET & NUMBER

101 Bosley Avenue

CITY, TOWN

Towson

STATE

MD. 21204

REPRESENTATION IN EXISTING SURVEYS

TITLE

BALTIMORE COUNTY HISTORIC SITES INVENTORY

DATE

(7/29/65) BA-41

FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

MARYLAND HISTORICAL TRUST
21 State Circle

CITY, TOWN

Annapolis

STATE

MD. 21403

DESCRIPTION

BA-41

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Trentham cluster contains a mansion and six outbuildings, now enclosed by the various units of Queen Anne Apartments. Beyond the cluster are a number of barns, stone tenant houses, and a blacksmith shop, formerly part of the Cradock estate but beyond the scope of this report.

1. Trentham Mansion. This is a large Italianate Federal house built in 1861. The main block is three stories high, five bays wide, built of stone covered with yellow stucco. A porch runs the full width of the house, and its square posts are decorated with scrolls. The center door is a solid, double type, flanked with sidelights and topped with transoms. The main block is two bays deep, and the western bay is composed of stair-landing windows set between stories. The attic windows are small and rectangular, set in plain frames. Two inside chimneys rise through the hip roof. A plain but heavy cornice surrounds the main block.

The rear wing forms an L, and on the north is four bays deep, a continuation of the north wall of the main block; this rear extension is two stories high.

A two-story gallery runs along the rear wall of the main block, and the south wall of the "L." It is supported by square posts with square capital on the outside and by pilasters along the house walls. The second story deck is built at two levels and is enclosed by a patterned wooden railing.

The full-sized windows of first and second stories are supplied with blinds (or shutters). Windows are mostly double-hung sash types with 6-over-6 lights. The small rectangular attic windows contain single lights. The house was measured at 26 by 52 in the 1918 tax ledger (f. 233).

2. Bath House. Trentham's octagonal bath house is the same as it was in the 1881 drawing in Scharf's History of Baltimore City and County (opposite p. 141) and as it was in a photo published in Architectural Review, January 1909 (p. 1). Miss Catherine Cradock in a 1949 interview claimed a construction date of 1750, but the 1964 Garden Tour Book (p. 14) placed construction at 1810-19. The structure is not found on the 1798 tax list. The lower story is stone, and a fanciful shingled roof and cupola is set upon it. The interior framing is an elaborate construction of timbers pinned together. The two mahogany tubs are 7 feet long, 3 feet wide, and 2 feet deep, made of Nicaraguan mahogany. Water had to be carried to the tubs from the spring house. Miss Catherine Cradock stated in 1949 that the pavilion had not been used since the new house was built in 1861. The tubs had once been moved into the main house but there was difficulty with the plumbing.

3. Milk House or Dairy. The low spring house set in the ground northwest of the mansion is apparently the stone milk house, 12 by 12 feet, found on the 1798 tax list.

(See Continuation Sheet, Item 7, Page 1)

CONTINUE ON SEPARATE SHEET IF NECESSARY

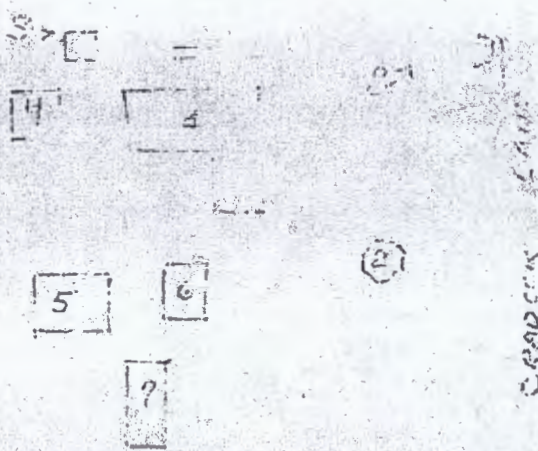
4. Frame Dwelling. A two-story tenant house built in vertical board and batten and painted a bright green stands directly behind the main house and south of the milk house. It is provided with windows that were not shown in the 1881 drawing in Scharf's county history.

5. Stone and Wood Barn. This outbuilding consists of a lower story of stone and upper story of logs.

6. Stone Shed. Possibly the meat house called for in 1918 tax list.

7. Stone Building. A long stone building with a plain gable roof stands south of the main house.

8. Wall. An ornamental wall with corner posts and gate posts runs along both sides of the drive into the farm cluster and forms the north border of the lawn and terraces of the mansion.



Approximation of Layout, Trentham Buildings

Robert McDowell, "Tale of Two Tubs," Sun Magazine, March 6, 1919.

Kathryn Geraghty, "Trentham: Antiquarian's Delight," Sun Magazine, March 3, 1963.

Isobel Davidson, Real Stories from Baltimore County History (Baltimore, 1917), pp. 76, 77, 78.

SIGNIFICANCE

BA-41

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGICAL-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION
☐ 1400-1499	☐ ARCHEOLOGICAL-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN
☒ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)
		☐ INVENTION		

SPECIFIC DATES Mansion: 1761

BUILDER/ARCHITECT Dr. Cradock

STATEMENT OF SIGNIFICANCE

The outbuildings at Trentham are older than the mansion and much history is associated with the site, although the physical remains may in most cases seem to have been put up since the gathering of the 1798 tax list. The Trentham farm belonged to Captain John Risteau, High Sheriff of Baltimore County, and in 1746, Risteau made a present of the 170-acre estate to his daughter Catherine/ Katherine upon her marriage to the Rev. Thomas Cradock, first rector of St. Thomas Church in Garrison Forest (Deed of Gift, TB No. E. f. 270). The tract name of the land was George's Beginning, originally surveyed for George Ogg in 1717.

Mr. Cradock was a graduate of Eton and of Cambridge, the brother of the Archbishop of Dublin, and his education had been paid for by the Duke of Bedford. A number of romantic stories have been printed about the rector's flight from England to because he had fallen in love with the Duke's daughter, or the Duke's sister-- neither of whom would have been suitable for a poor parson.

The new rector presented his credentials to the St. Thomas vestry on the very day that it was organized in 1745, and served 25 years in that post. He kept a private school at his home, teaching German and Latin, and in 1754 his translation of the Psalms, made from the Hebrew, was published. The future Colonel Cresap is reputed to have been a pupil at the school.

All the inter-colonial trade from Baltimore town to Hanover, Pennsylvania, passed up Cradock's Lane, and travelers and wagon men stopped for water at "The Parson's Spring." For the first five years the family lived in a one-room house, and in 1750 built a new dwelling.

When he became paralyzed at an early age, Mr. Cradock was carried to church, where he was still able to preach. The Cradocks had a daughter and three sons; the eldest, Arthur, died early. Thomas Cradock had been intended for the ministry, but went into medicine, as did his brother John. Both sons served in the Revolutionary army. The Rev. Mr. Cradock died at age 52 in 1770 and did not live to see the break-up of the Empire when so many English-born and English-educated clergymen had to face the cruel choice between two countries. The Cradock family was thoroughly rooted in Maryland.

The bulk of the property devolved on Dr. Thomas Cradock, and the 1798 tax list of Soldiers Delight Hundred showed him with more than 170 acres, and numerous outbuildings and rented properties. The main house was a one-story dwelling, 30 by 50 feet in stone, with a stone extension, 20 by 30. An unusual feature

CONTINUE ON SEPARATE SHEET IF NECESSARY

was "one Stone Doct^r Shop, one Story 20 by 20." The only structure that seems to match up with dimensions taken in the 1918 tax ledger was a stone milk house, one story 12 by 12 feet, listed as a "stone dairy" in 1918--and still there.

Dr. Thomas Cradock left the property to his nephew, Dr. Thomas Cradock Walker, who in 1825 had his last name changed to Cradock by act of the General Assembly. The second Dr. Cradock had been born on the estate and married his cousin Katherine Cradock.

They were born in the same room, married in the same house, and died in the room in which they were born. 1

The second Dr. Cradock built some investment properties, one the Ten Mile House, which was located on the Reisterstown Turnpike, which after 1787 took the heavy traffic off Cradock's Lane, and secondly, a stone blacksmith shop across from the hotel, which still stood in early 1977 in ruinous condition opposite the small stores that in 1967 replaced the highway hostelry.

Trentham's famous octagonal bath house is strangely missing from the 1798 tax list. The old house burned in 1858, and a large new Trentham was put up in 1861. The woodcut used in Scharf's 1881 county history (opposite p. 811) shows Trentham and its nearby buildings almost as they were until the late 1960's.

The fourth Thomas Cradock (b. 1819) was renamed by his father at age 6 after starting life as Thomas Walker. He married Sallie Carroll, daughter of Governor Thomas King Carroll; their daughter, Katherine Cradock reached age 83, and in January of 1953 was attacked by an axe-wielding vagrant who had camped in the Trentham barn. Miss Cradock died shortly thereafter, and her brother Arthur held the property until his death in 1960.

The next heir was an Episcopal minister, the Rev. Thomas Cradock Jensen. When interviewed in 1963 by the Sunday Sun's old-house specialist, Kathryn Geraghty, the Rev. and Mrs. Cradock had original 18th Century furniture, some of the first rector's books, and the papers of kinswoman, Anna Ella Carroll, "the secret member of Lincoln's cabinet." They also had an enormous wooden cider press in the yard.

The Trentham land was acquired in 1962 by a number of partners interested in development. Harry Waller became sole owner in 1967 and he constructed the Queen Anne Apartments complex around the mansion and its immediate outbuildings. In October, 1975, the entire project was acquired by Ralph DeChiaro Enterprises, Inc. of Towson. An historical highway marker with a parking strip was set up at Trentham south of the mansion entrance in 1976.

Note

1. Davidson, Real Stories, p. 784

BA-41

MAJOR BIBLIOGRAPHICAL REFERENCES

T.J. Scharf, History of Baltimore City and County (Philadelphia, 1881), pp. 841, 842, 857, 861.

"Cradocks Lane," Sun Magazine, August 11, 1951.

(See Continuation Sheet, Item 9)

CONTINUE ON SEPARATE SHEET IF NECESSARY

GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 22.38 total (but approximately 2 acres nominated)

VERBAL BOUNDARY DESCRIPTION

North boundary: Village Queen Drive; east boundary, Cradocks Lane; south boundary, the northern line of the open space parcel; west boundary, the westernmost line of open-space parcel, if extended, to Village Queen Drive. (See Revised Plat, Baltimore County Plat Books, BHK JR. 39, f. 21.)

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

STATE	none	COUNTY	none
-------	------	--------	------

STATE	COUNTY
-------	--------

FORM PREPARED BY

NAME / TITLE John W. McGrain

ORGANIZATION

Baltimore County Office of Planning and Zoning

DATE

June 30 1977

STREET & NUMBER

1401 Mosley Avenue

TELEPHONE

494-3495

CITY OR TOWN

Towson

STATE

Md. 21204

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

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

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

NOTES on Unidentified House, SW corner of Craddock Land and Green Spring Valley Road. Assigned MHT Inventory Number BA 687 by Mrs. Martin some years ago.

Stone house, noted as vacant in August, 1977, at SW corner of Green Spring Valley Road and Craddock Lane. Shown in plat of 1889 as part of the Green Spring estate on the north side of the road. (Plats JWS 1:51--in Towson).

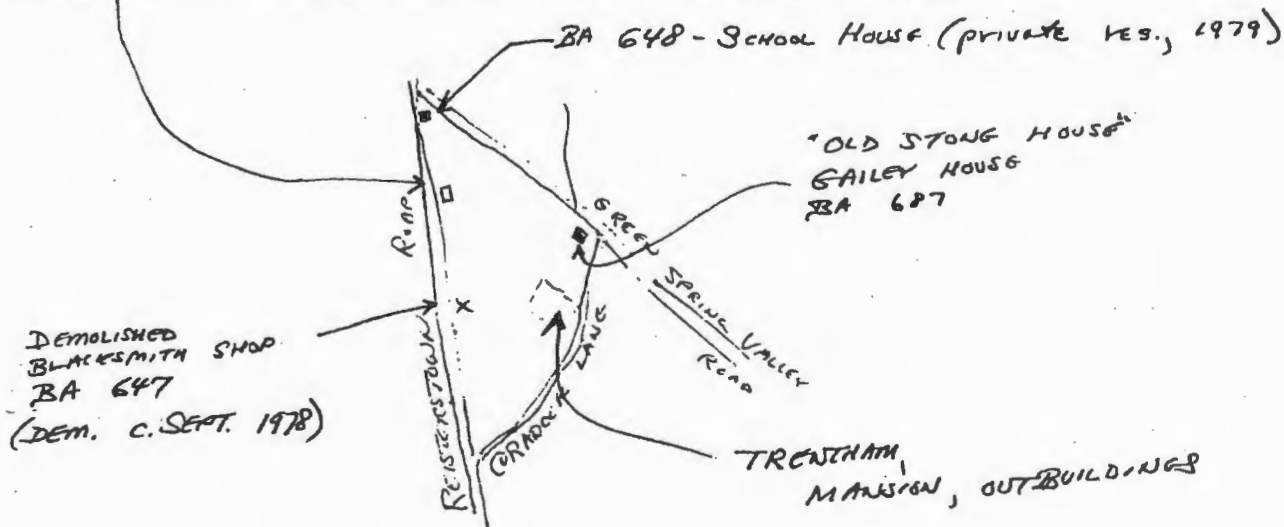
However, Mrs. K.M. Washburn did not think that the house went with her ancestral estate---she referred to it as the "Gailey House" for some people who were tenants there, who lived without water supply or electric power.

In 1979, the house is part of the property held by Queen Anne Village--the Ralph DiChiaro interests.

House appears in 1877 atlas of District 3 --- G.M. Hopkins' Atlas.

House cannot be identified on 1850 map by J.C. Sidney.

Stone House, Craddock property, close to Reisterstown Road (east side), 0.2 mile south of Green Spring Valley Road. Small, two-storey stone tenant house of the Craddock estate, Trentham; long unoccupied. Windows and doors closed off with concrete block. Brick jack-arches. This was a small square on the 1850 map of Baltimore County by J.C. Sidney. Also a small square on 1877 atlas plate. Not found in 1798 tax list. Close to Reisterstown Road and parallel to it, suggesting that it does not pre-date the 1787 turnpike survey.



N. T. S.

CASE NO. 2013-

0012 SPHA

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/31/12

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

3/26/13

PLANNING
(if not received, date e-mail sent _____)

C

7/24/12

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/28/13

SIGN POSTING

Date:

3/27/13

by

DOAK

PEOPLE'S COUNSEL APPEARANCE

Yes

☐

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any:

letter from Marcia & Steven Sachs
In Support

4-18-13 1:30

2013-0012-SPHA

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

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

Account Identifier:**District - 03 Account Number - 2100003496****Owner Information**

Owner Name:	TRENTAM MANSION LLC	Use:	COMMERCIAL
Mailing Address:	305 FREDERICK RD BALTIMORE MD 21228-4620	Principal Residence:	NO
		Deed Reference:	1) /24944/ 00113 2)

Location & Structure Information

Premises Address	Legal Description
135 VILLAGE QUEEN DR 0-0000	.75 AC 135 VILLAGE QUEEN DR QUEEN ANNE VILLAGE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0067	0012	0144		0000			46	1	
									Plat Ref: 0058/0013

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1860	5836	0.7500 AC	15

Stories	Basement	Type	Exterior
		OFFICE BUILDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	225,000	225,000		
Improvements:	299,200	242,100		
Total:	524,200	467,100	524,200	467,100
Preferential Land:	0			0

Transfer Information

Seller:	135 VQD LLC	Date:	12/19/2006	Price:	\$535,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24944/ 00113	Deed2:	
Seller:	ROTH J RONALD	Date:	03/06/2002	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16174/ 00719	Deed2:	
Seller:	ROTH RYAN D	Date:	02/05/2002	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/16071/ 00128	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------

NE VILL. SECT. 4

P.191 P.173

P.100

22:70, 66:88

68:123 P.144

74:114 PAR. "C"

PAR. "A" P/O P.557

PH. 19

PAR. "B"

21:19 7

52:161 8

62:168

P. 488

P.184

P.259

L.O.S.

39 35 (R) 39 49 47 48

TATOR LANE

7 (T) 11 12 15

STRAND

25 26 (T) 20 31 19 32 16 35

WIMBLETON LANE

54 55 (R) 63

GARRISON OVERLOOK

3 2 1

ROYALTY CIRCLE

P.144

9 10 11 12 13 14 15 16

21:00 21:02

100 91 82 72 62 52 43 38

QUEEN ANNE VILLAGE

59:148

7

SWMR

S.W.M.

CRADDOCK

P.383

45:47

389

P.557

P/O P.437

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 26, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 135 Village Queen Drive

Item Number: 13-012 (*revised comments*)

Petitioner: Trentham Mansion, LLC

Zoning: DR 16 and DR 2

Requested Action: Special Hearing and Variance

The petitioner requests a special hearing to allow the amendment of the final development plan for Queen Anne Village addition (Section 5B & 5C) from the 10th amendment to the 11th amendment. The petitioner also requests a variance to allow 0% amenity open space in lieu of the required 7% per Section 204.4.C6 of the BCZR; and to allow landscape buffers as small as 0' in lieu of the required 10' per Section 204.4c9c(1) of the BCZR; and to allow 22 parking spaces in lieu of the 29 required per Section 409.6A2 of the BCZR.

SUMMARY OF RECOMMENDATIONS:

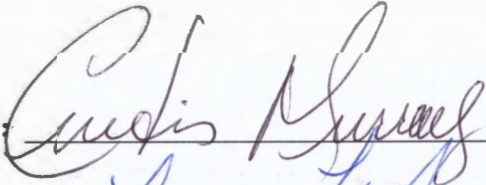
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The following comments are offered:

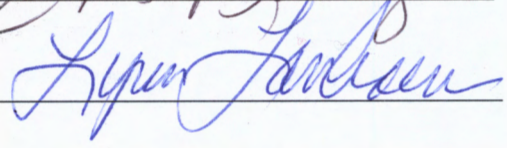
The property at 135 Village Queen Drive, known as Trentham (main house and immediate cluster of outbuildings (MIHP # BA-41), is listed on the Baltimore County Final Landmarks List as Final Landmark # 14. At the time of nomination the property included the main house and seven outbuildings.

This department **does not oppose** the request for a special hearing to allow an amendment of the final development plan (FDP) for Queen Anne Village Addition (Section 5B & 5 C) from the 10th amendment to the 11th amendment to reflect a change from residential use to office use and to show the associated office use parking.

The requested variances to allow 22 parking spaces in lieu of the 29 required, 0% amenity open space in lieu of the required 7%, and the request to allow landscape buffers as small as 0 feet in lieu of the required 10 feet, have no impact on the integrity of the properties historic character and are therefore **supported**.

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

Prepared by: 

Division Chief: 
AVA/LL: CM

RECEIVED

APR 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

TE: 08/03/2012

STANDARD ASSESSMENT INQUIRY (1)

E: 08:56:44

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 003496	03	1-0	15-00	N	YES		07/03/12

TRENTHAM MANSION LLC

DESC-1.. .75 AC

DESC-2.. QUEEN ANNE VILLAGE

305 FREDERICK RD

PREMISE. 00135 VILLAGE QUEEN DR

00000-0000

BALTIMORE

MD 21228-4620 FORMER OWNER: 135 VQD LLC

----- FCV -----			----- PHASED IN -----		
PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND: 168,700	225,000		FCV	ASSESS	ASSESS
IMPV: 285,700	299,200	TOTAL..	524,200	524,200	500,933
TOTL: 454,400	524,200	PREF...	0	0	0
PREF: 0	0	CURT...	0	0	0
CURT: 0	0	EXEMPT.		0	0
DATE: 08/09	08/09				

---- TAXABLE BASIS ----		FM DATE
ASSESS: 524,200		06/25/12
ASSESS: 500,933		
ASSESS: 0		

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/03/2012

STANDARD ASSESSMENT INQUIRY (2)

TIME: 08:56:52

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 003496	03	1-0	15-00	N	YES		07/03/12
LOT....	46	BOOK....		MAP.....	0067	LOT WIDTH.....	.00
BLOCK..		FOLIO...		GRID....	0012	LOT DEPTH.....	.00
SECTION..				PARCEL..	0144	LAND AREA..	.750 A
PLAT..						YEAR BUILT.....	60

-----TRANSFER DATA-----

NUMBER..... 351917
 DATE..... 12/19/06
 PURCHASE PRICE..... 535,000
 GROUND RENT..... 0
 DEED REF LIBER..... 24944
 DEED REF FOLIO..... 0113
 CONVEYED IND..... 1
 TOT-PART TRAN IND.....
 GRANTOR ACCT NO.. - -

-----EXEMPT DATA-----

STATUS.....
 CLASS CODE.....
 STATE EXEMPT CODE..... 000
 COUNTY EXEMPT CODE..... 000
 CURR STATE EX ASMT.... 0
 PRIOR STATE EX ASMT... 0
 CURR COUNTY EX ASMT... 0
 PRIOR COUNTY EX ASMT.. 0

CRITICAL NEW CONST CARD

-----STRUCTURE-----

AREAS CODE	YEAR	NO	CODE	SQ. FEET
		09395		5836

ENTER-INQUIRY3 PA1-PRINT PF2-INQUIRY1 PF4-MENU PF5-QUIT PF7-CROSS REF

DATE: 08/03/2012

STANDARD ASSESSMENT INQUIRY (3)

TIME: 08:57:06

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
21 00 003496	03	1-0	15-00	N	YES		07/03/12

-----STATE-----

GEO CODE

N/A

LAND-USE

REC CREATE DATE.. 07/03/12

80

NO

C

DELETE CODE..... M

DATE DELETED.....

LAST FM DATE..... 06/25/12

LAST FM TYPE.....

PREV FM DATE.....

PREV FM TYPE.....

----- COUNTY -----

LAST LOAD DATE... 07/03/12

PRIOR LOAD DATE.. 06/06/12

STATE TAXABLE ASSESS

ASSESS: 524,200

ASSESS: 500,933

ASSESS: 0

ENTER-INQUIRY1 PA1-PRINT PF2-INQUIRY2 PF4-MENU PF5-QUIT PF7-CROSS REF



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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PETITIONER'S

EXHIBIT NO. 7

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171

134

Pt. Bk./Folio # C021102
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2300003736
2300003731
2300003733

2200022833 2200022832
2200022827 2200022831
2200022828 2200022834
2200022830 2200022829

Pt. Bk./Folio # C019080
PDM # 038009

Pt. Bk. 0000079, Folio 0019

2500006171

Pt. Bk./Folio # 079019

ROYALTY CIR

DR 16

1997-0144-SPH
1996-0312-SPH
2002-0147-SPH

DR 2

2500006167

VILLAGE QUEEN DR

2 CD
3 ED
067C2

NW 10-G
PDM # 030129

RO

135

SITE

CR-1988-0079

Lot # 46

Pt. Bk. 000005 QUEEN ANNE VILLAGE ADDITION (SEC B & C) (PDM File/Project # 3-129)

5

120

DR 16

Pt. Bk. 0000079, Folio 0018

2500006168
Pt. Bk./Folio # 079018

HARRY LN

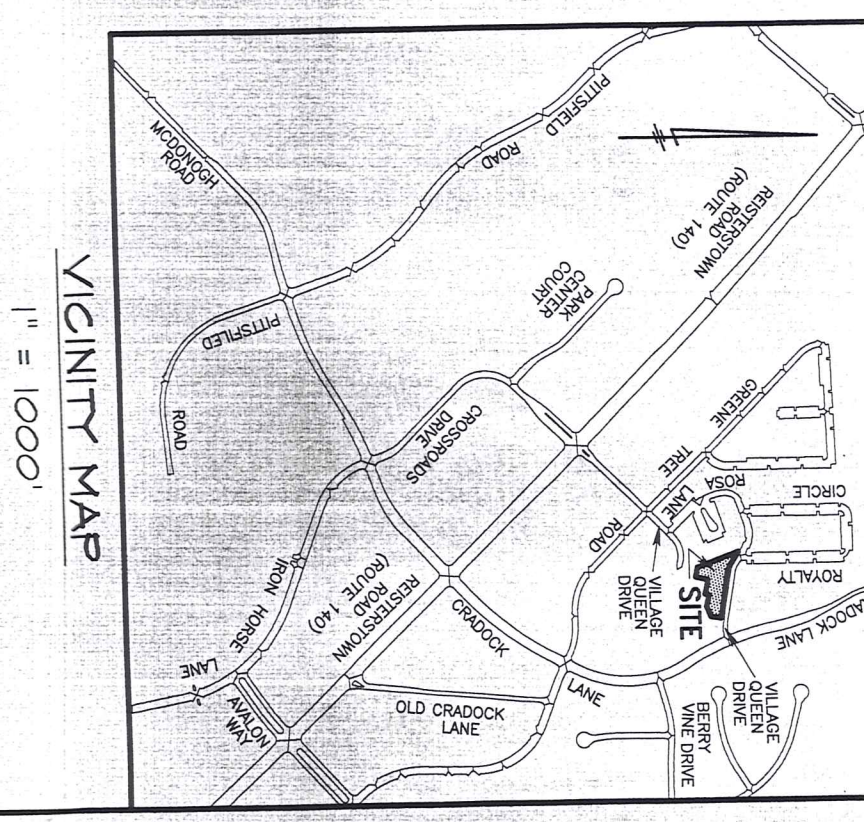
1996-0238-SPH

ROSA LN

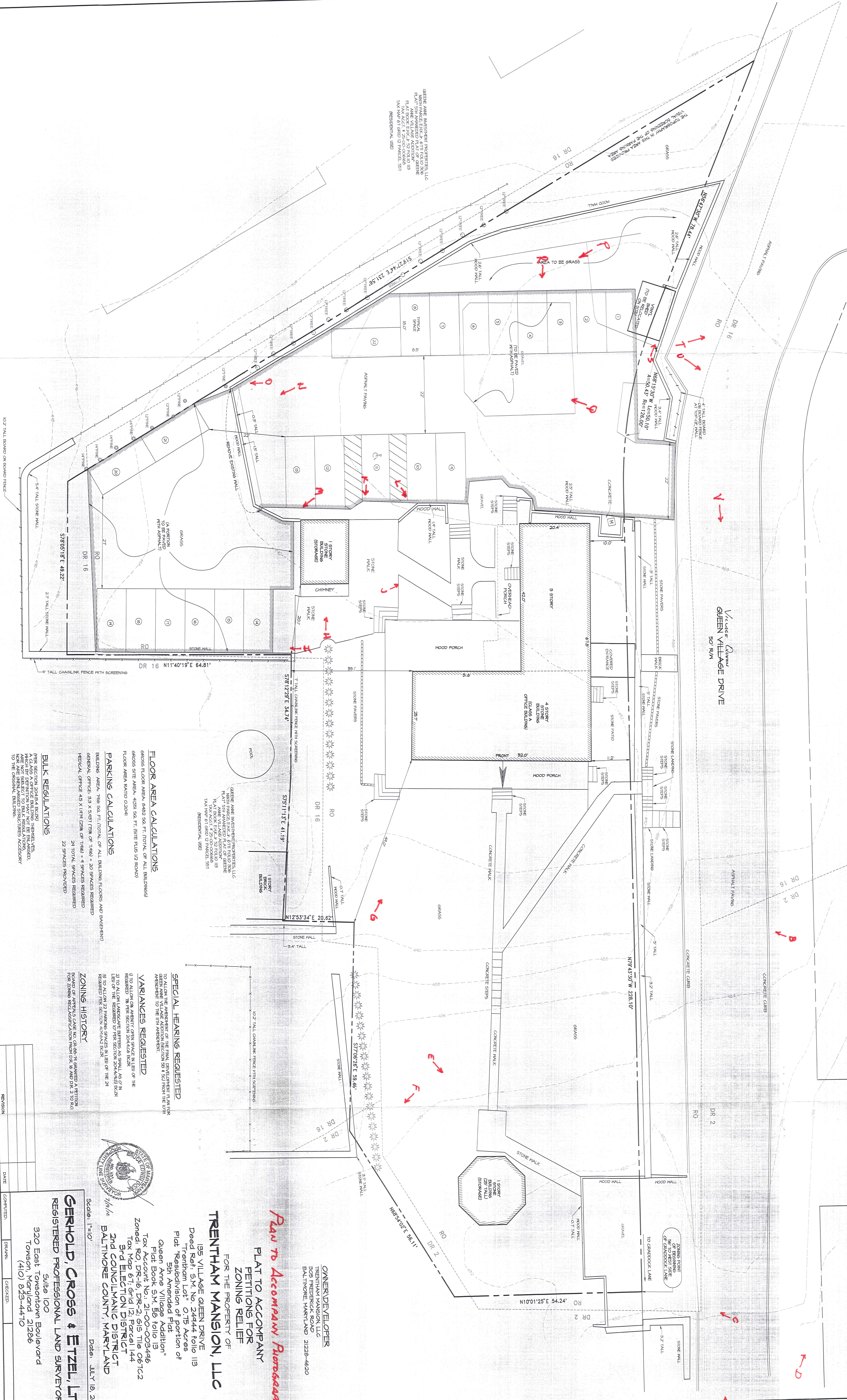
2013-0012-SPH

- GENERAL NOTES**
1. THE BOUNDARY SHOWN HEREON IS BASED ON THE PLAT OF RECORD UNITED RESURVEYING OF PORTION OF 5TH AMENDED PLAT GREEN HILL, 6TH TO 10TH, 2002, AS AMENDED BY BALTIMORE COUNTY 615 TIE OFFICER.
 2. AND FIELD RUN LOCATIONS MADE BY GERHOLD, CROSS & ETZEL, 915 JONES FALLS, BALTIMORE, MARYLAND 21206.
 3. CONVEYED TO JONES FALLS, GREEN HILL, 6TH TO 10TH, 2002, AS AMENDED BY BALTIMORE COUNTY 615 TIE OFFICER.
 4. THE SUBJECT PROPERTY IS A HISTORIC LANDMARK, NAMED TRENTHAM, AND IS PART OF THE INVENTORY OF HISTORIC PLACES IN BALTIMORE, MARYLAND, AND IS PART OF THE INVENTORY OF HISTORIC PLACES IN BALTIMORE, MARYLAND, AND IS PART OF THE INVENTORY OF HISTORIC PLACES IN BALTIMORE, MARYLAND.
 5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHEAPWAKE BAY CRITICAL AREA.
 6. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
 7. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 8. ANY SIGN INSTALLED WILL MEET THE SIGN REGULATIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 9. THE BASEMENT IS CURRENTLY UNFINISHED AND BASED.

Baltimore County Metropolitan District
5th Amended Plat Green Hill, 6th to 10th, 2002
Plat Book 54M, 58, 1010, 113



VICINITY MAP
1" = 1000'



FLOOR AREA CALCULATIONS
66025 FLOOR AREA: 6482 SQ. FT. (TOTAL OF ALL BUILDINGS)
66025 SITE AREA: 4159 SQ. FT. (SITE PLUS 1/2 ROAD)
FLOOR AREA RATIO 0.2041

PARKING CALCULATIONS
BUILDING AREA: 1765 SQ. FT. (TOTAL OF ALL BUILDING FLOORS AND BASEMENT)
GENERAL OFFICE: 33 X 54.91 (72% OF 1946) = 4 SPACES REQUIRED
MEDICAL OFFICE: 45 X 14.91 (28% OF 1946) = 4 SPACES REQUIRED
24 TOTAL SPACES REQUIRED
22 SPACES PROVIDED

BULK REGULATIONS
AREA 562.00 SQ. FT. BUILDING THEREAFTER, WHICH BY DEFINITION MAY NOT BE AN ADJACENT BUILDING, SHALL BE CONSIDERED A BULK BUILDING, AND SHALL BE SUBJECT TO THE BULK BUILDING REGULATIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS.

SPECIAL HEARING REQUESTED
TO ALLOW THE AMENDMENT OF THE FINAL DEVELOPMENT PLAN FOR GREEN HILL VILLAGE ADDITION, PLAT OF GREEN HILL VILLAGE ADDITION, 6TH TO 10TH, 2002, AS AMENDED BY BALTIMORE COUNTY 615 TIE OFFICER, TO BE REOPENED TO THE PUBLIC HEARING.

VARIANCES REQUESTED
TO ALLOW THE AMENDMENT OF THE FINAL DEVELOPMENT PLAN FOR GREEN HILL VILLAGE ADDITION, PLAT OF GREEN HILL VILLAGE ADDITION, 6TH TO 10TH, 2002, AS AMENDED BY BALTIMORE COUNTY 615 TIE OFFICER, TO BE REOPENED TO THE PUBLIC HEARING.

ZONING HISTORY
BOARD OF APPEALS CASE NO. 2002-17, GRANTED A VARIANCE FOR ZONING RECLASSIFICATION FROM R-1 TO R-2, 2/10/02.



GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21206
(410) 825-4410

Scale: 1"=100'
Date: JULY 16, 2012

Plat to Accompany Petitions for Zoning Relief
TRENTHAM MANSION, LLC
FOR THE PROPERTY OF:
135 VILLAGE QUEEN DRIVE
Deed Ref: 5M, No. 24444 folio 113
"Trentham Lot" 0.75 Acres
Plat Resubdivision of portion of
5th Amended Plat
Queen Anne Village Addition
Plat Book 5M, 56 folio 13
Tax Account No.: 21-00-00346
Zoned: RO, DR-16, DR-2, 615 TIE OFFICER
Tax Map 61, Grid 12, Parcel 144
3rd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER/DEVELOPER
TRENTHAM MANSION, LLC
305 FREDERICK ROAD
BALTIMORE, MARYLAND 21224-6620

DENSITY CALCULATIONS "QUEEN ANNE VILLAGE"

PROPOSED

SECTION	PLAT REF	SECTION GROSS AREA (ACS)	ZONING	ZONE AREA (ACS)	DENSITY UNITS ALLOWED BY AREA	DWELLING UNITS AND TYPE	DENSITY UNITS USED	DENSITY UNITS AVAILABLE INCREM. CUMM.	LOCAL OPEN SPACE (ACS)	LOCAL OPEN SPACE REQ'D. PROVIDED	LOCAL OPEN SPACE INCREM. CUMM.
5A	52/113	9.23	DR-1 DR-2 DR-16	0.99 2.20 6.04 9.23	0.99 4.40 106.24 111.03	1-2BR SIN. FAM. 78-2BR APTS 30-1BR APTS 109 DWELGS	1.50 78.00 22.50 102.00	+9.03 +190.65	0.00 0.00 1.00 1.00	0.75 -0.25 +5.06	
5B REDUCED BY 0.02 ACRES	66/88	6.73	DR-1 DR-2 DR-16	0.72 0.04 5.97 6.73	0.72 0.08 25.52 26.32	117-3BR TOWNHSE CONDO 117 DWELGS	175.50 -79.18 +11.47	+142.65	0.00 1.75 0.00	-1.75 +3.31	
5C INCR 90 BY 0.02 ACRES	66/88	6.46	DR-1 DR-2 DR-16	2.74 2.22 1.50 6.46	2.74 2.44 24.00 31.18	40-3BR DWELGS 115-2BR DWELGS 30-1BR DWELGS 109 DWELGS	723.00 115.00 22.50 860.50	+31.18 +142.65	0.00 0.00	+0.00 +3.31	
ADJ. TOTALS ALL SECTIONS		76.19	DR-1 DR-2 DR-16	9.83 4.46 61.90 76.19	9.83 8.92 280.40 1000.15	40-3BR DWELGS 115-2BR DWELGS 30-1BR DWELGS 691 DWELGS	723.00 115.00 22.50 860.50	+142.65	2.92 13.23	+3.31	
ADJ. TOTALS SECT. 5A+C	52/113 66/88	15.65	DR-1 DR-2 DR-16	3.13 4.42 8.14 15.65	3.13 8.84 130.24 142.21	1-3 DR SIN. FAM. 78-2BR APT. 30-1BR APT. 109 DWELGS	1.50 78.00 22.50 102.00	+40.21	0.00 0.00 1.00 1.00	-0.25 +5.06	
ADJ. TOTALS SECT. 5B+C -2.01 ACT	52/113 66/88	13.05	DR-1 DR-2 DR-16	1.12 4.42 8.14 13.05	1.12 8.84 130.24 140.20	1-3BR SIN. FAM. 78-2BR APT. 30-1BR APT. 109 DWELGS	1.50 78.00 22.50 102.00	+38.20 +140.64	0.00 0.00 1.00 1.00	-0.25 +5.06	
		(-) 1.32		(-) 1.32 72.36			102.00	140.64	0.75	-0.25	

NOTE: SECTION 5B AREA ADJUSTED AS FOLLOWS:
6.73 AC ± + 0.18 AC ± = 6.91 AC ±

NOTE: SECTION 5C AREA ADJUSTED AS FOLLOWS:
6.44 AC ± + 0.20 AC ± = 6.64 AC ±

NOTE: TOTALS ADJUSTED TO SHOW ELIMINATION OF 2.25 AC ± FROM LOCAL OPEN SPACE ONLY

NOTE: TOTAL AREAS FOR 5A & 5C REDUCED BY 2.01 AC ± WHICH IS TO BE TRANSFERRED OUT OF Q.A.V.

NOTE: TOTAL AREAS FOR "5A" TO BE REDUCED BY TRENTHAM MANSION (0.15 AC) AND AREA ADJUSTMENT OF 0.57 AC. TOTAL 1.32 AC.

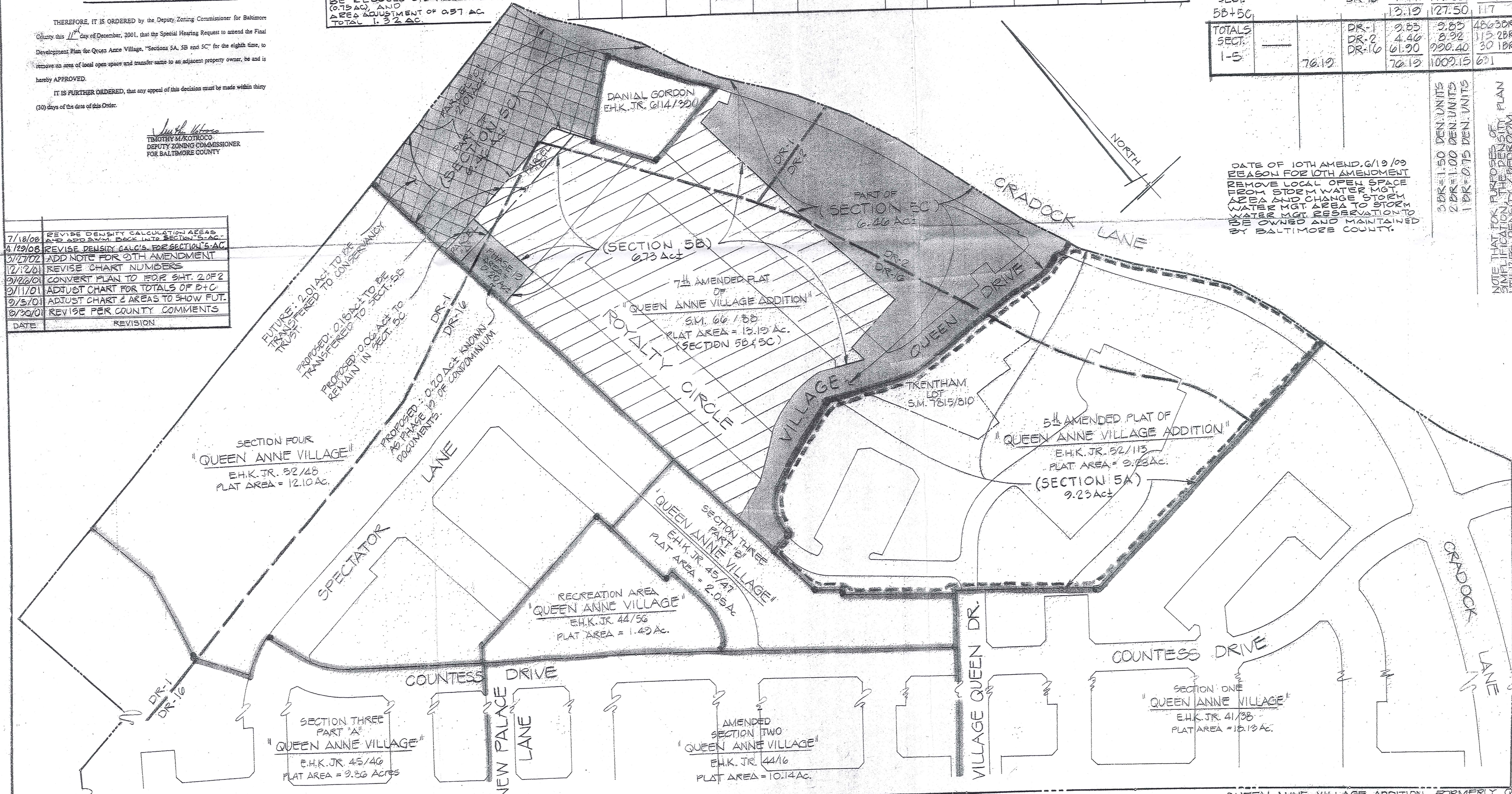
RE: PETITION FOR SPECIAL HEARING CASE NO. 02-147-SPH

THEREFORE, IT IS ORDERED BY THE Deputy Zoning Commissioner for Baltimore County this 11th day of December, 2001, that the Special Hearing Request to amend the Final Development Plan for Queen Anne Village, "Sections 5A, 5B and 5C" for the eighth time, to remove an area of local open space and transfer same to an adjacent property owner, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCK
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

DATE	REVISION
7/18/00	REVISE DENSITY CALCULATION AREAS AND ADD SYM. BACK INTO SECTION 5A-C
4/19/00	REVISE DENSITY CALC. FOR SECTION 5A-C
3/17/00	ADD NOTE FOR 9TH AMENDMENT
12/12/01	REVISE CHART NUMBERS
9/12/01	CONVERT PLAN TO FOR 9TH, 20F2
9/11/01	ADJUST CHART FOR TOTALS OF 5A-C
9/5/01	ADJUST CHART & AREAS TO SHOW FUT.
8/30/01	REVISE PER COUNTY COMMENTS



DATE OF 10TH AMEND. 6/19/09
REASON FOR 10TH AMENDMENT
REMOVE LOCAL OPEN SPACE FROM STORM WATER MGT. AREA AND CHANGE STORM WATER MGT. AREA TO STORM WATER MGT. RESERVATION TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

NOTE: THAT FOR PURPOSES OF THE AMENDMENT, THE 2.01 AC ± AREA OF LOCAL OPEN SPACE IN A SECTION 5A, 5B, OR 5C, WHICH IS HIGHER THAN THE DENSITY COUNT OF 2.01 AC ±, IS ACTUALLY THE CASE IN THE DR-1 AND DR-2 ZONES.

REASON FOR 9TH AMENDMENT: DATE 3/27/02
NON MATERIAL CHANGE, (NO CHANGE THIS SHEET)

REASON(S) FOR 6TH AMENDMENT: DATE 12/11/01
ADJUST AREA OF OUTPARCEL (SECTION "C") FROM 2.25 ACRES ± TO 2.01 ACRES ±, REDUCE NUMBER OF DWELLING UNITS, REVISE DENSITY TABLE AS REQUIRED, SEPARATE SECTIONS "B" AND "C" BY OWNERSHIP; SECTIONS 5A AND 5C ARE COMBINED AND ARE NOW KNOWN AS SECTION 5A-C PURSUANT TO CASE NUMBER 02-147-SPH.

NOTE:
WHEN 2.25 ACRES PARCELS A, B & C ARE CREATED FROM OUTPARCEL (SECTION 5C) PREVIOUSLY RECORDED AS LOCAL OPEN SPACE ON PLAT 66/88, THE EFFECT IS A REDUCTION OF SURPLUS LOCAL OPEN SPACE BY 2.25 ACRES. WHEN 2.01 ACRES PARCEL "C" IS TRANSFERRED OUT OF QUEEN ANNE VILLAGE ADDITION THE EFFECT WILL BE A REDUCTION IN ALLOWABLE DENSITY OF 2.01 DENSITY UNITS AND SUCH 2 DENSITY UNITS WILL RESIDE WITH AND ATTACH TO THE 2.01 ACRES AS APPROVED BY THE ZONING COMMISSIONER CASE NO. 02-147-SPH.

- DENOTES SECTION 5C
- DENOTES SECTION 5B
- DENOTES SECTION 5A
- DENOTES 2.01 AC ± (PARCEL "C")

OFFICE OF PLANNING & ZONING
APPROVED
DIRECTOR OF PLANNING & ZONING
DATE
DIRECTOR OF P.D.M. DATE

PLAN IS IN COMPLIANCE WITH APPROVED C.R.G. PLAN DATED 3/20/2001 AND THE APPROVED PLAN AND ORDER IS CASE NO. 02-147-SPH.



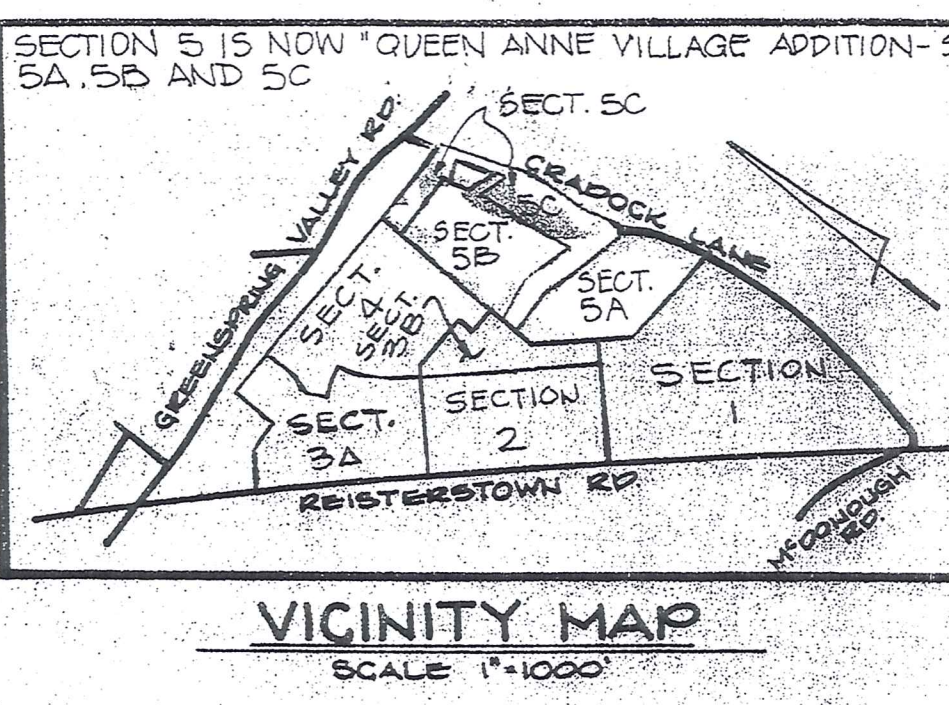
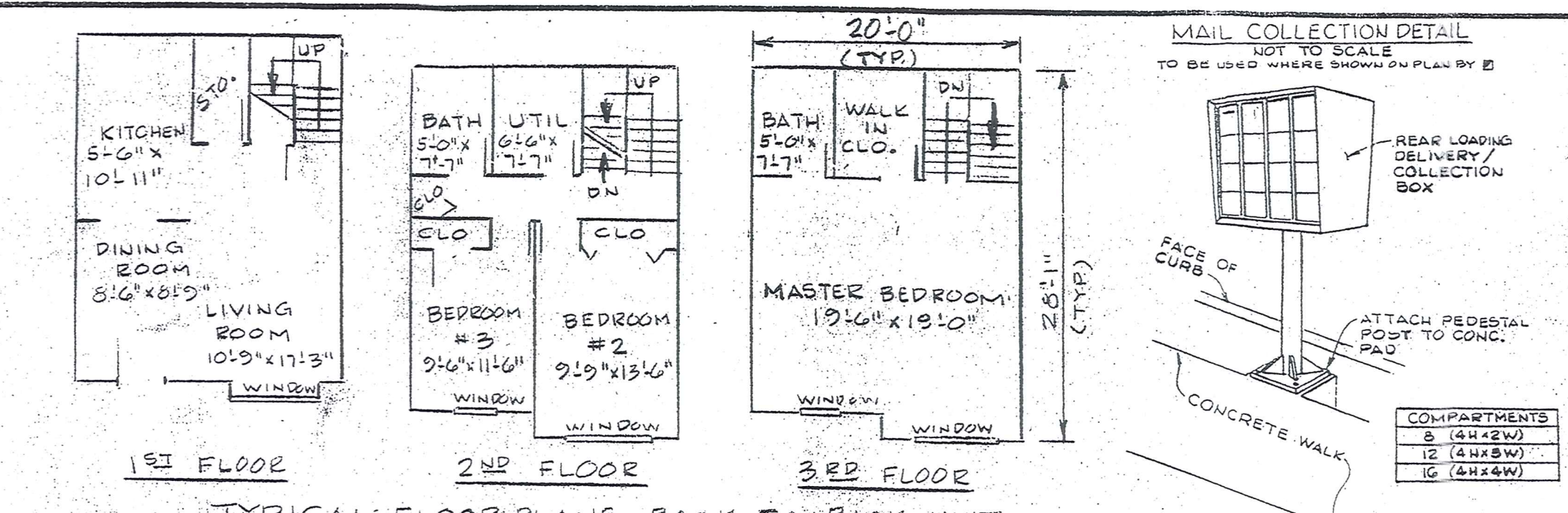
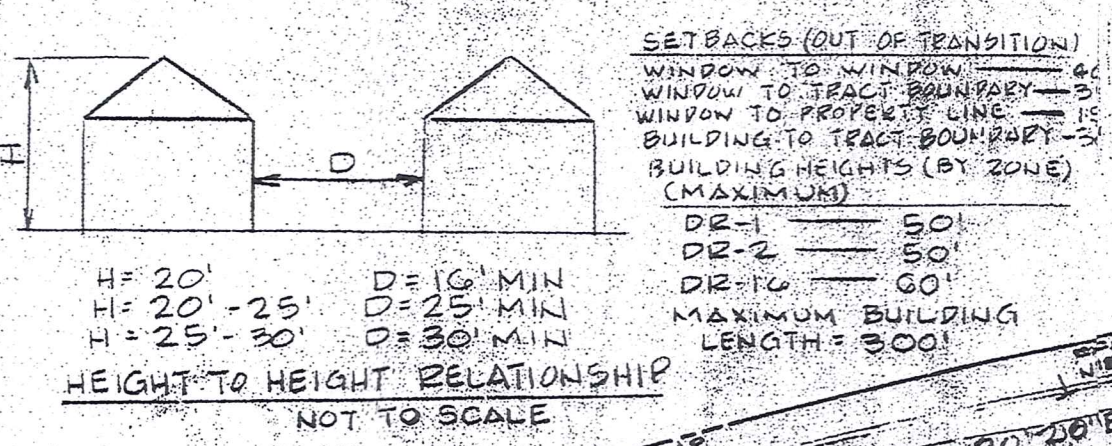
DENSITY CALCULATIONS											
ITEM	SECTION 1	SECTION 2	SECTION 3A	SECTION 3B	SECTION 4	SUBTOTAL SECTION 1-4	SECTION 5A	SECTION 5B	SECTION 5C	TOTAL	
GROSS AREA	18.13 AC.	10.14 AC.	1.49 AC.	9.86 AC.	2.15 AC.	12.10 AC.	32.5 AC.	6.75 AC.	6.44 AC.	76.19 AC.	
AREA BY ZONE	DR-1 DR-2 DR-16	---	---	---	---	---	---	---	---	---	
DENSITY UNITS ALLOWED	DR-1 DR-2 DR-16	---	---	---	---	---	---	---	---	---	
TOTAL DENSITY UNITS ALLOWED	290.08	162.24	23.84	133.28	32.80	720.24	11.03	97.04	29.66	1009.15	
EXIST./PROP. DEN. UNITS	196.50	125.00	0.00	108.50	36.0	569.00	102.00	175.50	0.00	846.50	
EXIST./PROP. DWLG. UNITS	131 T.H.	88 T.H.	---	78 T.H.	24 T.H.	405 T.H.	108 APTS	117	0.00	522 T.H.	
LOCAL OPEN SPACE PROVIDED	2.74 AC.	1.31 AC.	---	2.98 AC.	---	5.45 AC.	0.75 AC.	0.00 AC.	0.00 AC.	6.20 AC.	
PARKING REQ'D.	301 P.S.	192 P.S.	---	166 P.S.	55 P.S.	902 P.S.	157 P.S.	270 P.S.	0 P.S.	1,329 P.S.	
PARKING PROVIDED	301 P.S.	199 P.S.	---	181 P.S.	60 P.S.	934 P.S.	101 P.S.	255 P.S.	23 P.S.	1,393 P.S.	

NOTE: DENSITY CALCULATIONS FOR SECTIONS 1-4 AND SECTION 5A ARE DERIVED FROM INFORMATION ON THE FOLLOWING RECORD PLATS:

SECTION 1: E.H.K. JR. 41/36
SECTION 2: E.H.K. JR. 44/10
SECTION 3A: E.H.K. JR. 44/10
SECTION 3B: E.H.K. JR. 44/10
SECTION 4: E.H.K. JR. 44/10
SECTION 5A: E.H.K. JR. 52/48
SECTION 5B: E.H.K. JR. 52/112

PROPOSED DENSITY UNITS-SECTION 5B
117 - 3 BEDROOM T.H. @ 1.5 DENSITY UNITS/DWLG. UNIT = 175.5 DENSITY UNITS

NOTE: DEVELOPER WILL REPAIR ANY DAMAGE TO THE HISTORIC WALLS CAUSED BY AND DURING THE CONSTRUCTION OF IMPROVEMENTS MADE TO VILLAGE QUEEN DRIVE IN CONNECTION WITH THE DEVELOPMENT SHOWN HEREON.

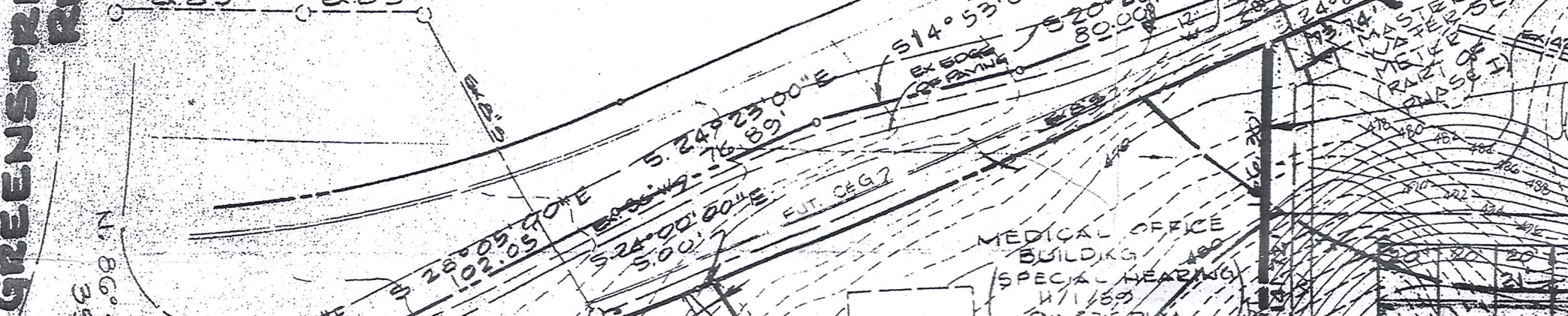


NOTE: NO LOCAL OPEN SPACE REQUIRED FOR AREAS IN DR-1 OR DR-2 ZONES.

OUTPARCEL = SECTION C = 2.01 AC.
ADDITIONAL LOCAL OPEN SPACE = 4.44 AC.

NOTE: "LOTS 67-73 HAVE ON THEM A R.T.A. ARC. NO IMPROVEMENTS (INCLUDING SHEDS OR FENCES) MAY FALL WITHIN THE ARC."

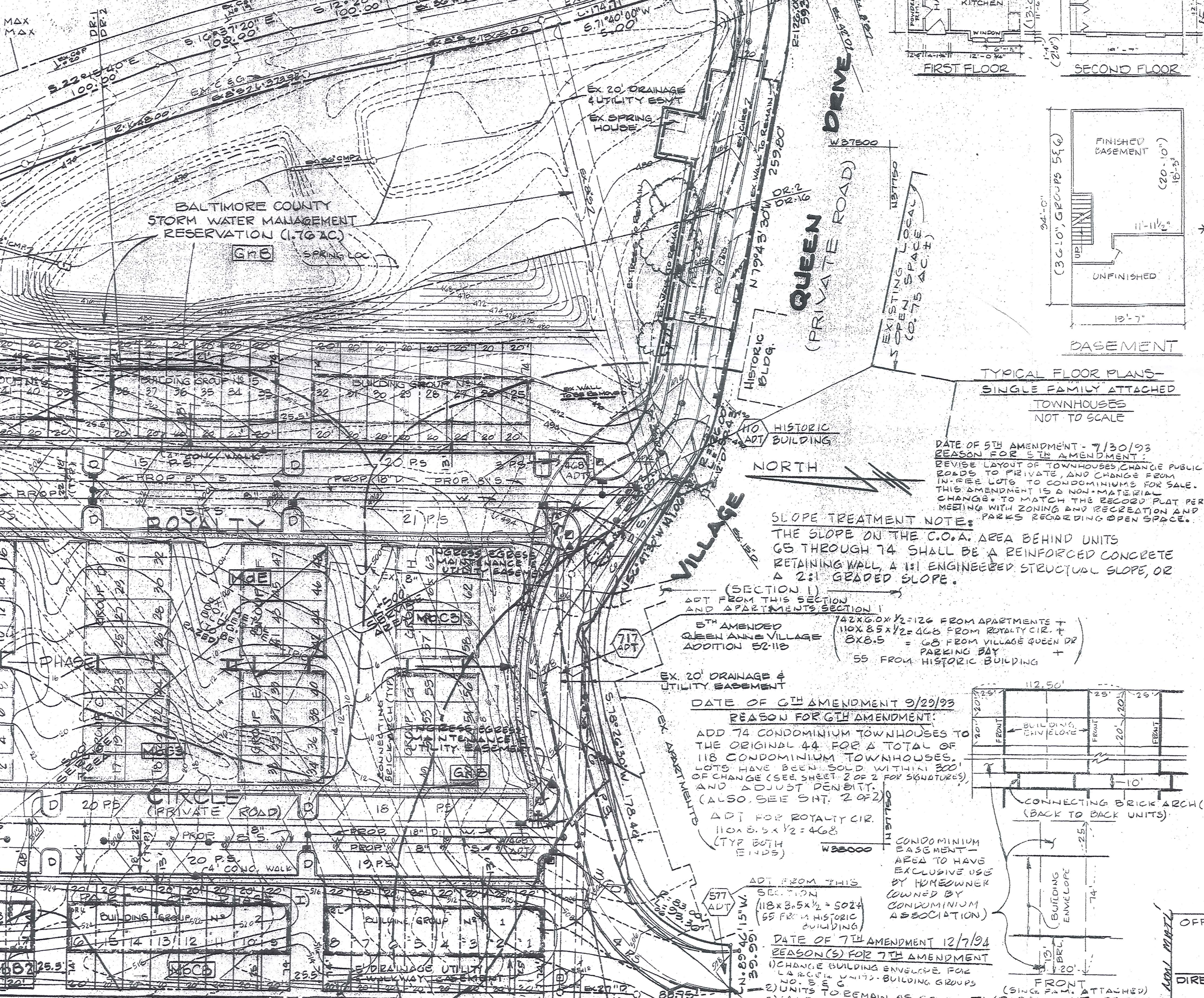
DIRECTOR OF P.D. NOTE: This development plan is approved by the Director of P.D.M. based on his approved policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support subdivisions shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.



DATE OF 10TH AMENDMENT 6/19/03
REASON FOR 10TH AMENDMENT: REMOVE LOCAL OPEN SPACE FROM STORM WATER MGT. AREA AND CHANGE STORM WATER MGT. RESERVATION TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

DATE OF 9TH AMENDMENT 3/27/02
REASON FOR 9TH AMENDMENT: NON MATERIAL CHANGE

DATE OF 8TH AMENDMENT 12/1/00
REASON FOR 8TH AMENDMENT: ADJUST AREA OF OUTPARCEL (SECTION 'C') FROM 2.25 AC. TO 2.01 AC. REDUCE NUMBER OF DWLG. UNITS, REV. DEN. TABLE AS REQUIRED, SEPARATED SECTION 5C BY OWNERSHIP.



- GENERAL NOTES
- Plan prepared by Development Engineering Consultants, Inc. 6603 York Road, Baltimore, MD 21212 (410) 377-2600.
 - Total Area of Tract: 76.19 Acres. (GROSS) QUEEN ANNE VILLAGE ADDITION.
 - Total Density: A. DR-1 = 9.83 Densities B. DR-2 = 4.44 Densities C. DR-16 = 0.99 Densities
 - Permitted Density: A. DR-1 = 9.83 Densities B. DR-2 = 4.44 Densities C. DR-16 = 0.99 Densities
 - Open Space Total Tract (SEE DENSITY CALCULATIONS TABLE): A. Required = 3.22 AC. B. Proposed = 14.97 AC.
- Queen Anne Village Addition (ALSO KNOWN AS Q.A.V. SECTION 5B & C)
- Total Area of Site = 13.12 Acres Gross 13.12 Acres Net.
 - East Zoning of Site: A. DR-1 = 3.44 Acres (Density 2.44) B. DR-2 = 4.44 Acres (Density 4.44) C. DR-16 = 2.24 Acres (Density 2.24) D. DR-16 = 2.44 Acres (Density 2.44)
 - Total Density: A. DR-1 = 9.83 Densities B. DR-2 = 4.44 Densities C. DR-16 = 0.99 Densities
 - Existing Vegetation - Overgrowth, Grass Field, 6 WOODS
 - Proposed use of site - Townhouses
 - Open Space to be owned & maintained by BALTIMORE COUNTY, MD. (SEE DENSITY CALCULATIONS TABLE)
- A. Required:
1. DR-1 = 0
2. DR-2 = 0
3. DR-16 = 650 sq. ft. 4 1/2 Lots = 175 Acres
- B. Proposed = 1.14 (SEE DENSITY CALCULATIONS TABLE)
- OFFSTREET PARKING: SECTION 5B & 5C ONLY
A. REQUIRED 117 DWLG UNITS X 2.5 = 270 SPACES
B. PROPOSED = 278 PARKING SPACES
 - All units are to be sold.
 - Private parking areas and driveways shall be paved with Durable Durable Surface, which shall be Bituminous concrete.
 - Site is located within the Queen Anne Village Addition.
 - C.S.G. approved on 2-16-93 PHASE 1 TOWNHOUSE "LOTS" 1-44. Approved by Planning Board June 24, 1993. C.R.G. for Phase II, III and Outparcel approved Sept. 24, 1993.
 - When dwelling units are sold, a minimum area (contiguous) of 500 sq. ft. is required, the minimum depth of contiguous area is 15', covered areas such as porches cannot be calculated in this space.
 - Accessory Structures: Envelopes shown here on are for the location for all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope; but must comply with sections 400 & 301 of the Baltimore County Regulations. (Subject to covenants and applicable building permits.)
 - Accessory structures, fences and projections into yards cannot be located in flood plain areas or hydro areas; OR THE 300 FT. A.D.T. OR 510 FT. LOTS. (SEE SHT. 2 OF 2)
 - DIMENSIONS SHOWN ON TOWNHOUSE LOTS ARE CONDOMINIUM EASEMENT DIMENSIONS AND ARE FOR EXCLUSIVE USE BY THE HOMEOWNER.
 - A) "D" INDICATES LOCATION OF PUMPER B) "M" INDICATES MAIL COLLECTION LOCATION.
 - Landscape Plan Note: A landscape plan must be approved by the Director of Planning and Zoning.
 - LANDSCAPING MUST CONFORM TO CURRENT MANUAL ANDWAY Assesment & Back Notes. If drainage, utility and landscape elements are located, then at least 3 feet must remain open for pedestrian access. If townhouses are built near to or on the 300 sq. ft. envelope line, over-grade decks will require a zoning variance (public hearing 15 days) project more than 4' x 10' and extend into the required 300 sq. ft. open yard space. Walk-outs or second level decks are permitted to extend into the required yard space if they remain open underneath. See Policy 8.1.3.3. Certain items on this plan contain only 500 sq. ft. of open yard space.
 - "XXX" Denotes Average Daily Trips.
 - STORMWATER MANAGEMENT FOR THIS SITE IS BEING PROVIDED BY THE EXISTING STORMWATER MANAGEMENT FACILITY (PART OF PHASE I, BY DE CHAIRO LIMITED PARTNERSHIP, SWM# 22946).
 - "XXX" INDICATES 4' WIDE CONCRETE SIDEWALK.
 - "XXX" INDICATES PROPOSED CONIFER TREES PLANTINGS.
 - LOT #65 OF PHASE II HAS BEEN ELIMINATED.

6/20/01	REVISE PER COUNTY COMMENTS
7/10/01	REVISE OPEN SPACE FROM 5C
3/25/01	REVISE SIDEWALK LOCATION PHASE II
1/13/01	REVISED PER ZONING COMMENTS
12/17/99	ADJUSTED POWER LINES TO TOP OF 34' ADJUSTED CONTROLS FOR LOWER ROAD GRADES
11/3/99	ADJUSTED CONTROLS FOR LOWER ROAD GRADES
9/19/99	ADJUSTED CONTROLS FOR LOWER ROAD GRADES
6/19/99	ADJUSTED CONTROLS FOR LOWER ROAD GRADES

12/1/00	REVISE CHART NUMBERS
3/26/00	CONVEYANCE TO TOWN OF HT. 20 FT
11/11/00	ADJUSTED CONTROLS FOR LOWER ROAD GRADES
9/15/00	ADJUSTED CONTROLS FOR LOWER ROAD GRADES

5/10/01	ADJUST AREA OF OUTPARCEL (SECTION C) FROM 2.25 AC. TO 2.01 AC. RESERVE
12/7/94	NEW BUILDING TYPE, BUILDING GROUPS 5 & 6

12/7/94	DATE OF 7TH AMENDMENT
9/20/93	DATE OF 6TH AMENDMENT
7/30/93	DATE OF 5TH AMENDMENT

10TH AMENDED FINAL DEVELOPMENT PLAN (SECTION) QUEEN ANNE VILLAGE ADDITION (5B & 5C)	SHEET 2 OF 2
DATE DEC. 7, 1994	SCALE
PETITIONER'S	EXHIBIT NO.

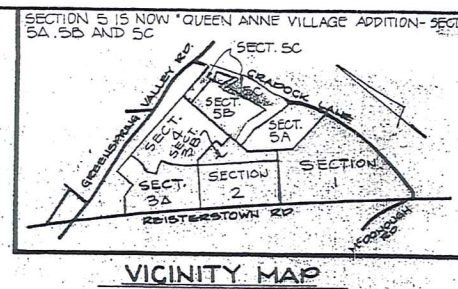
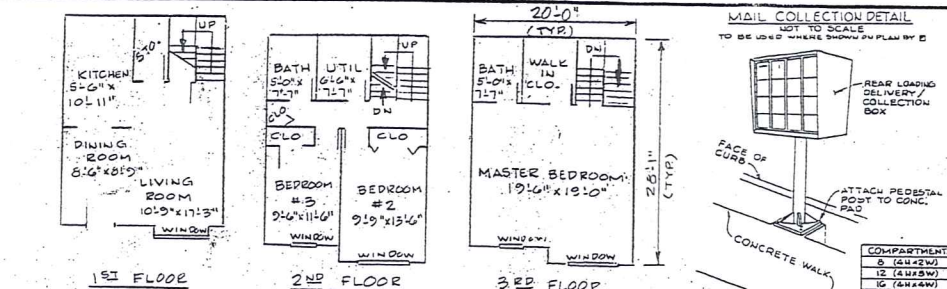
DENSITY CALCULATIONS										
ITEM	SECTION 1	SECTION 2	REC. AREA	SECTION 3A	SECTION 3B	SECTION 4	SUBTOTAL SECT. 1-4	SECTION 5A	SECTION 5B	SECTION 5C
GROSS AREA	18.13 AC.	10.14 AC.	1.49 AC.	9.86 AC.	2.05 AC.	12.10 AC.	53.77 AC.	2.23 AC.	6.75 AC.	6.44 AC.
AREA BY ZONE										
DR-1	18.13 AC.	10.14 AC.	1.49 AC.	9.86 AC.	2.05 AC.	12.10 AC.	53.77 AC.	2.23 AC.	6.75 AC.	6.44 AC.
DR-2	18.13 AC.	10.14 AC.	1.49 AC.	9.86 AC.	2.05 AC.	12.10 AC.	53.77 AC.	2.23 AC.	6.75 AC.	6.44 AC.
DR-16	18.13 AC.	10.14 AC.	1.49 AC.	9.86 AC.	2.05 AC.	12.10 AC.	53.77 AC.	2.23 AC.	6.75 AC.	6.44 AC.
DENSITY UNITS										
DR-1	290.08	162.24	23.84	133.28	32.80	122.40	764.64	106.24	317.12	22.40
DR-2	290.08	162.24	23.84	133.28	32.80	122.40	764.64	106.24	317.12	22.40
DR-16	290.08	162.24	23.84	133.28	32.80	122.40	764.64	106.24	317.12	22.40
TOTAL DENSITY UNITS ALLOWED	290.08	162.24	23.84	133.28	32.80	122.40	770.62	110.5	317.12	22.40
EXIST./PROP. DEN. UNITS	196.50	125.00	0.00	108.50	36.00	123.00	589.00	122.00	175.50	0.00
EXIST./PROP. DWLG. UNITS	131 T.H.	88 T.H.	—	78 T.H.	24 T.H.	84 T.H.	405 T.H.	108 APPS	117	0.00
LOCAL OPEN SPACE REQ'D	2.72 AC.	1.52 AC.	0.22 AC.	1.25 AC.	0.31 AC.	1.15 AC.	7.17 AC.	1.00 AC.	1.75 AC.	0.00 AC.
LOCAL OPEN SPACE PROVIDED	2.74 AC.	1.31 AC.	—	2.98 AC.	—	5.45 AC.	12.48 AC.	0.75 AC.	0.00 AC.	0.00 AC.
PARKING REQ'D	301 P.S.	192 P.S.	—	166 P.S.	55 P.S.	188 P.S.	902 P.S.	157 P.S.	270 P.S.	0 P.S.
PARKING PROVIDED	301 P.S.	199 P.S.	—	181 P.S.	60 P.S.	193 P.S.	934 P.S.	161 P.S.	255 P.S.	23 P.S.

NOTE: DENSITY CALCULATIONS FOR SECTIONS 1-4 AND SECTION 5A ARE PROVIDED FOR INFORMATION ON THE FOLLOWING RECORDED PLATS:

SECTION 1 E.H.K. JR. 21/38
SECTION 2 E.H.K. JR. 44/16
SECTION 3A E.H.K. JR. 44/16
SECTION 3B E.H.K. JR. 44/16
SECTION 4 E.H.K. JR. 44/16
SECTION 5A E.H.K. JR. 52/115

PROPOSED DENSITY UNITS - SECTION 5B
117 - 3 BEDROOM T.H. @ 15 DENSITY UNITS/DWLG. UNIT = 175.5 DENSITY UNITS

NOTE: DEVELOPER WILL REPAIR ANY DAMAGE TO THE HISTORIC WALLS CAUSED BY AND DURING THE CONSTRUCTION OF IMPROVEMENTS MADE TO VILLAGE QUEEN DRIVE IN CONNECTION WITH THE DEVELOPMENT SHOWN HEREON.

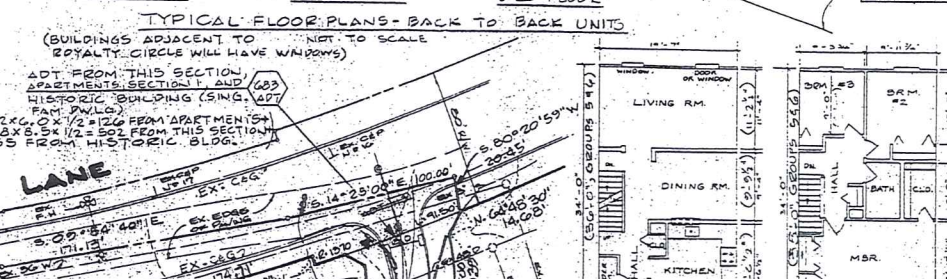
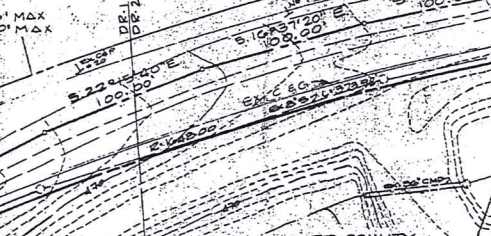
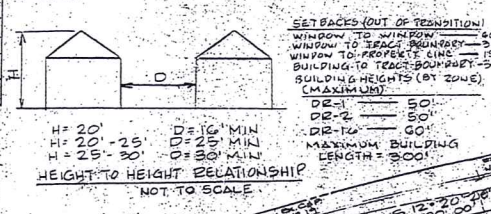
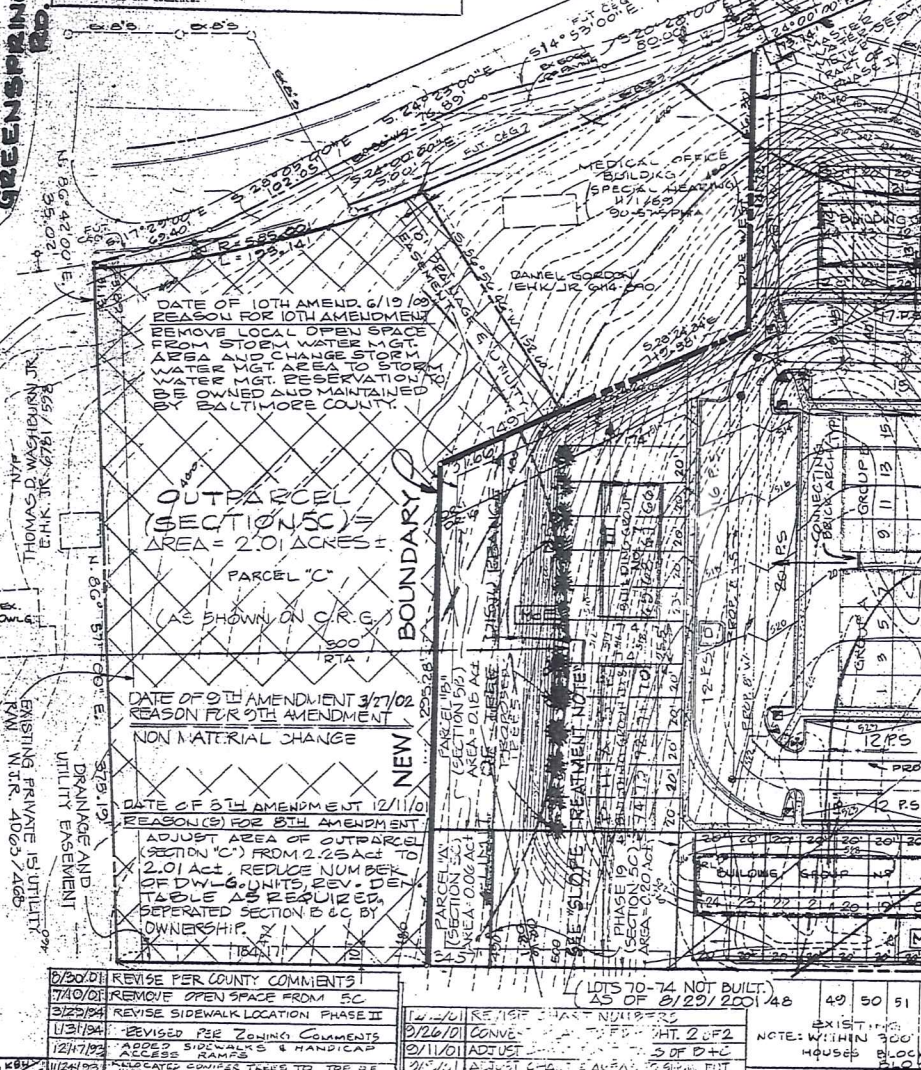


NOTE: NO LOCAL OPEN SPACE REQUIRED FOR AREAS IN DR-1 OR DR-2 ZONES.

OUTPARCEL = SECTION C = 2.01 AC.
ADDITIONAL LOCAL OPEN SPACE = 4.44 AC.

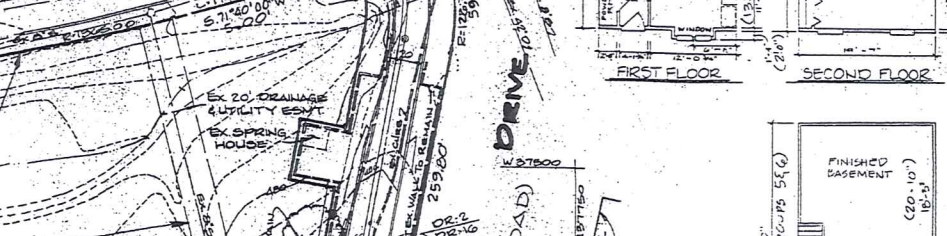
NOTE: LOTS 67-73 HAVE ON THEM A R.T.A. ARC. NO IMPROVEMENTS (INCLUDING SHEDS OR FENCES) MAY FALL WITHIN THE ARC.

DIRECTOR OF P.D.M. NOTE: This development plan is prepared in accordance with the P.D.M. based on his interpretation of the zoning regulations, that it complies with the applicable policy, density and bulk controls as they are determined in the regulations. Any part or parts of this tract that has been utilized for density to support buildings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Violation with the zoning regulations is constructed and transferred for the purpose of occupancy.



GENERAL NOTES:

- Plan prepared by Development Engineering Consultants, Inc. 2111 E. 61st Ave., Baltimore, MD 21208.
- Total area of Tract: 76.19 Acres. (G.P.S. 1983) Includes 10.14 Acres of Section 5B.
- Total Density:
 - A. 290.08 Units
 - B. 162.24 Units
 - C. 23.84 Units
 - D. 133.28 Units
 - E. 32.80 Units
 - F. 122.40 Units
 - G. 110.5 Units
 - H. 317.12 Units
 - I. 22.40 Units
- Open Space: Total Tract (SEE DENSITY CALCULATIONS TABLE) A. Required = 0.32 AC. B. Proposed = 4.44 AC.



* (SEE DENSITY CALCULATION TABLE SHEET 2 OF 2)

Queen Anne Village Addition (ALSO KNOWN AS Q.A.V. SECTION 5B & 5C)

- Total Area of Site = 13.12 Acres. Gross 12.12 Acres Net.
- Tract Zoning of Site:
 - A. 2.23 Acres (Density 2.23 x 2 = 4.92 Dwellings/Unit = 4.92 Dwellings/Unit)
 - B. 1.52 Acres (Density 1.52 x 2 = 3.04 Dwellings/Unit = 3.04 Dwellings/Unit)
 - C. 0.22 Acres (Density 0.22 x 2 = 0.44 Dwellings/Unit = 0.44 Dwellings/Unit)
 - D. 1.25 Acres (Density 1.25 x 2 = 2.50 Dwellings/Unit = 2.50 Dwellings/Unit)
 - E. 0.31 Acres (Density 0.31 x 2 = 0.62 Dwellings/Unit = 0.62 Dwellings/Unit)
 - F. 1.15 Acres (Density 1.15 x 2 = 2.30 Dwellings/Unit = 2.30 Dwellings/Unit)
 - G. 7.17 Acres (Density 7.17 x 2 = 14.34 Dwellings/Unit = 14.34 Dwellings/Unit)
 - H. 1.00 Acres (Density 1.00 x 2 = 2.00 Dwellings/Unit = 2.00 Dwellings/Unit)
 - I. 1.75 Acres (Density 1.75 x 2 = 3.50 Dwellings/Unit = 3.50 Dwellings/Unit)
 - J. 0.00 Acres (Density 0.00 x 2 = 0.00 Dwellings/Unit = 0.00 Dwellings/Unit)
- Total: 13.12 Acres. Total: 27.50 Dwellings/Unit.
- Proposed use of site - townhouses.
- Open Space to be used as a park by BALTIMORE COUNTY, MD. (SEE DENSITY CALCULATIONS TABLE).



* 5. OFFSTREET PARKING: SECTION 5B & 5C ONLY

A. REQUIRED 117 DWLG UNITS X 2.3 = 270 SPACES

B. PROPOSED = 278 PARKING SPACES



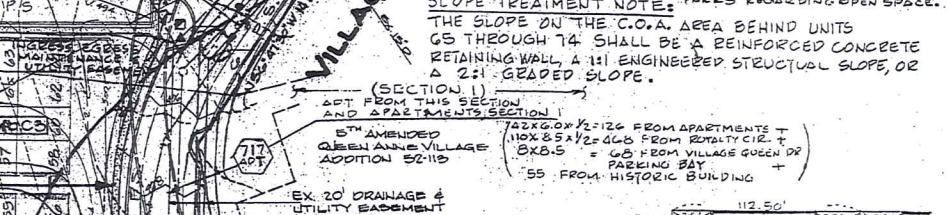
1. All units are to be sold.

2. Private parking areas and driveways shall be paved with Durable Asphalt, which shall be minimum 4 inches thick.

3. Site is located within the Queen Anne Village Historic District. The development shall be designed to be compatible with the historic character of the district.

4. The development shall be designed to be compatible with the historic character of the district.

5. The development shall be designed to be compatible with the historic character of the district.

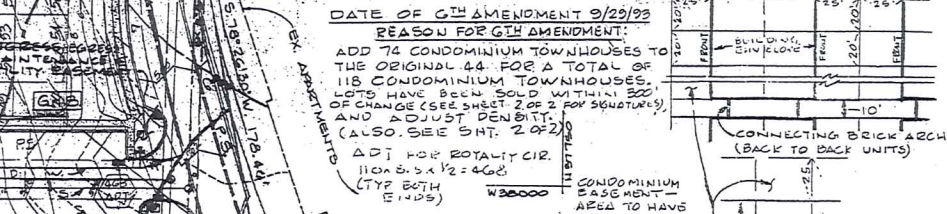


10. When dwelling units are sold, a minimum area (contiguous) of 500 sq. ft. is required, the minimum depth of contiguous area to be 15' covered areas such as porches cannot be calculated in this space.

11. Accessory Structure Note: Development shown hereon is for the location for all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 & 301 of the Baltimore County Regulations. (Subject to covenants and applicable building permits.)

12. Dimensions shown on townhouse lots are CONDOMINIUM EASEMENT DIMENSIONS AND AREAS ARE FOR EXCLUSIVE USE BY THE HOMEOWNER.

13. A) "D" INDICATES LOCATION OF PUMPTREE. B) "M" INDICATES MAIL COLLECTION LOCATION.



14. Landscape Plan Note: A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit. LANDSCAPING MUST CONFORM TO CURRENT MANUAL.

15. Utility Note: If drainage, utility and other structures are located, then at least 5 feet must remain open for pedestrian access. If townhouses are built near to or on the 500 sq. ft. envelope line, then a utility easement (public hearing) if the project more than 4' x 10' and extend into the required 500 sq. ft. open yard space. Walk-outs or animal level landscape permitted to extend into the required yard space if they remain open underneath. See Policy 5-11 C.1.3. Certain low on the plan corners only 500 sq. ft. of open yard space.

16. "X" Denotes Location of proposed street lights.

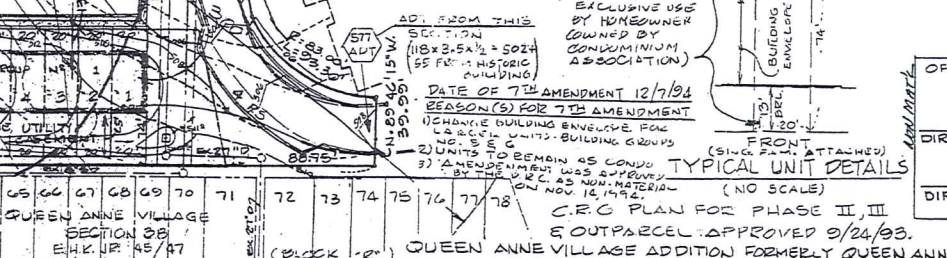
17. "X" Denotes Average Daily Trips.

18. 500 sq. ft. WATER MANAGEMENT FOR THIS SITE IS BEING PROVIDED BY THE EXISTING ON-SITE STORMWATER MANAGEMENT FACILITY (PART OF PHASE I). (BY DE CHAEO LIMITED PARTNERSHIP, SUMMER 2004).

19. "X" INDICATES 4' WIDE CONCRETE SIDEWALK.

20. "X" INDICATES PROPOSED CONIFER TREE PLANTINGS.

21. LOT #65 OF PHASE II HAS BEEN ELIMINATED.



OFFICE OF PLANNING AND ZONING

APPROVED BY: [Signature]

DIRECTOR OF P.D.M. DATE: [Date]

SEAL FOR AMENDMENT

