

M E M O R A N D U M

DATE: December 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0053-SPHX - Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 2018. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(1901 Monkton Road)
10th Election District
3rd Council District
1901 Monkton, LLC
Legal Owner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2019-0053-SPHX

Petitioner

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of 1901 Monkton, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. A Petition for Special Exception seeks to permit living quarters in a commercial building in a BL zone.

Scott Vogel and surveyor Bruce Doak attended the public hearing in support of the requests. Dino La Fiandra, Esq. represented Petitioner. One neighbor attended the hearing to obtain additional information regarding the requests. The Petition was advertised as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability ("DEPS").

The subject property is approximately 7,710 square feet in size (*See* Pet. Ex. 3C) and is zoned BL-CR. The property is improved with a stone & brick dwelling which according to an inventory form for the National Register of Historic Places was constructed in the "third quarter,

ORDER RECEIVED FOR FILING

Date 11/5/18
By Sen

19th Century.” Pet. Ex. 5. Petitioner acquired the property several years ago at which time it was in poor condition. Petitioner has completely renovated the structure and photos were submitted showing the extensive improvements which were made. Pet. Ex. 8.

SPECIAL HEARING

The special hearing request seeks a determination the property qualifies as a lawful nonconforming structure. Petitioner does not need to establish the use is nonconforming, since the property is zoned BL-CR, which permits a variety of commercial, office and residential uses. BCZR §230.1. The structure is nonconforming since the required setbacks, parking and landscaping are deficient under current zoning regulations. Since the structure was lawfully constructed over 150 years ago it qualifies as a lawful nonconforming structure under BCZR Section 104 and Maryland common law.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Based on the evidence and testimony at the hearing, and in the absence of any evidence to the contrary, I find Petitioners have satisfied the requirements of BCZR Section 502.1 and the Maryland case law interpreting that provision.

THEREFORE, IT IS ORDERED this 5th day of **November, 2018**, by this Administrative

ORDER RECEIVED FOR FILING

11/5/18

Sen

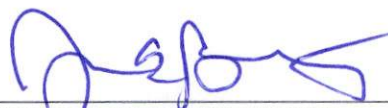
Law Judge, that the Petition for Special Hearing to confirm the continued lawful use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to permit living quarters in a commercial building in a BL zone, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by DEPS, a copy of which is attached.

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/sln

ORDER RECEIVED FOR FILING

Date 11/5/18
By sln



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 1901 MONKTON ROAD which is presently zoned BLCR
 Deed References: _____ 10 Digit Tax Account # 1023000700
 Property Owner(s) Printed Name(s) 1901 MONKTON LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ 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 PAGE

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

SEE ATTACHED PAGE

3. ☐ a **Variance** from Section(s)

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 bound 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):

☒ 1901 MONKTON LLC
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 Scott Vogel Signature #2 Scott Vogel - Managing Member
☒ P.O. Box 310 Ridewood MD
 Mailing Address _____ City _____ State _____
☒ 21239, 410-866-6600, sfvogel@shepherdtelec.com
 Zip Code _____ Telephone # Ext. 1304 Email Address _____

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING
 Name - Type or Print _____
 Signature B. E. Doak
3801 BAKER SCHOOLHOUSE ROAD FREEDOM MD
 Mailing Address _____ City _____ State _____
21033, 410-419-9906
 Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0053-SPHX Filing Date 8/17/18 Do Not Schedule Dates: _____ Reviewer JS

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 11/5/18
 By Sen

Requested Relief:

Case # 2019-0053-SPHX

Special Exception:

BCZR: 230.3 → To permit living quarters in commercial building in a BL-CR zone.

Special Hearing:

non-conforming

To confirm the continued use of a ^{non-conforming} commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking, and landscaping.



Zoning Description

¹⁹⁰¹
~~1907~~ Monkton Road
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southeast side of Monkton Road, approximately 66 feet easterly of the east side of Old Monkton Road, thence running on the south side of Monkton Road and running with and binding on the outlines of the subject property, the three following course and distance, viz 1) Southeasterly by a line curving to the right with a radius of 60.00 feet for an arc distance of 12.74 feet, the chord being South 79 degrees 22 minutes 16 seconds East 12.71 feet, 2) Southeasterly by a line curving to the right with a radius of 210.00 feet, the chord being South 67 degrees 56 minutes 51 seconds East 33.06 feet and 3) South 31 degrees 55 minutes East 19.57 feet, thence leaving Monkton Road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 4) South 23 degrees 52 minutes West 113.79 feet, 5) North 66 degrees 19 minutes West 62.67 feet, and 6) North 24 degrees 36 minutes East 137.46 feet to the point of beginning.

Containing 21,780 square feet of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/12/2018

Order #: 11624988
Case #: 2019-0053-SPHX
Description:

NOTICE OF ZONING HEARING CASE NUMBER:
2019-0053-SPHX



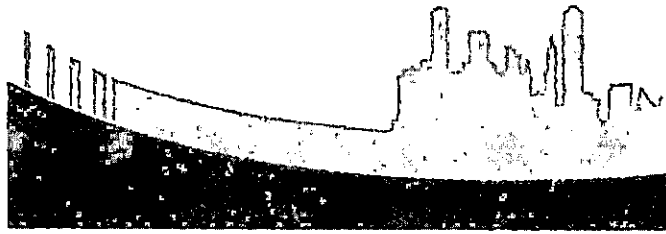
Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County
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: 2019-0053-SPHX 1901 Monkton Road SE corner of intersection of Monkton Road and Old Monkton Road 10th Election District - 3rd Councilmanic District Legal Owners: 1901 Monkton, LLC Special hearing to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. Special Exception to permit living quarters in commercial building in a B1 zone. Hearing: Thursday, November 1, 2018 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 410-887-8868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. o12

•

100-44361-100

$$\begin{aligned}
 & \text{b. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4} \quad \text{c. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4} \quad \text{d. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4} \\
 & \text{e. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4} \quad \text{f. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4} \quad \text{g. } \frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}
 \end{aligned}$$
[illegible][illegible]



CERTIFICATE OF POSTING

October 12, 2018
October 29, 2018 amended for second inspection

Re:
Zoning Case No. 2019-0053-SPHX
Legal Owner: 1901 Monkton LLC
Hearing date: November 1, 2018

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 two necessary signs required by law were posted conspicuously on the property located at 1901 Monkton Road.

The signs were initially posted on October 11, 2018.

The subject property was also inspected on October 29, 2018.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0053-SPHX
1901 Monkton Road

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 November 1, 2018 1:30 PM

SPECIAL HEARING TO CONFIRM THE CONTINUED USE OF A NON-
CONFORMING COMMERCIAL STRUCTURE DATING BACK TO THE LATE
1900'S ON A PROPERTY WITH NON-CONFORMING SETBACKS, PARKING
AND LANDSCAPING.
SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL
BUILDING IN A DL ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410.887.3387.

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

ZONING NOTICE

CASE NO. 2019-0053-SPHX
1901 Monkton Road

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

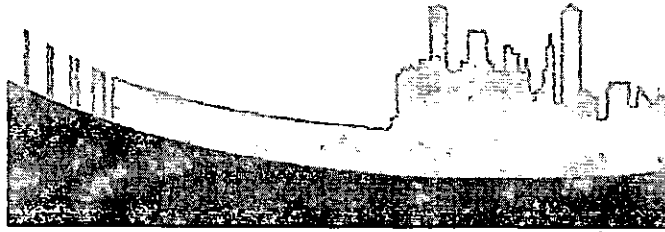
PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204

DATE & TIME: Thursday November 1, 2018 1:30 PM

SPECIAL HEARING TO CONFIRM THE CONTINUED USE OF A NON-
CONFORMING COMMERCIAL STRUCTURE DATING BACK TO THE LATE
1900'S ON A PROPERTY WITH NON-CONFORMING SETBACKS, PARKING
AND LANDSCAPING.
SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL
BUILDING IN A DL ZONE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410.887.3387

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



CERTIFICATE OF POSTING

October 12, 2018

_____ amended for second inspection

Re:

Zoning Case No. 2019-0053-SPHX

Legal Owner: 1901 Monkton LLC

Hearing date: November 1, 2018

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 two necessary signs required by law were posted conspicuously on the property located at 1901 Monkton Road.

The signs were initially posted on October 11, 2018.

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

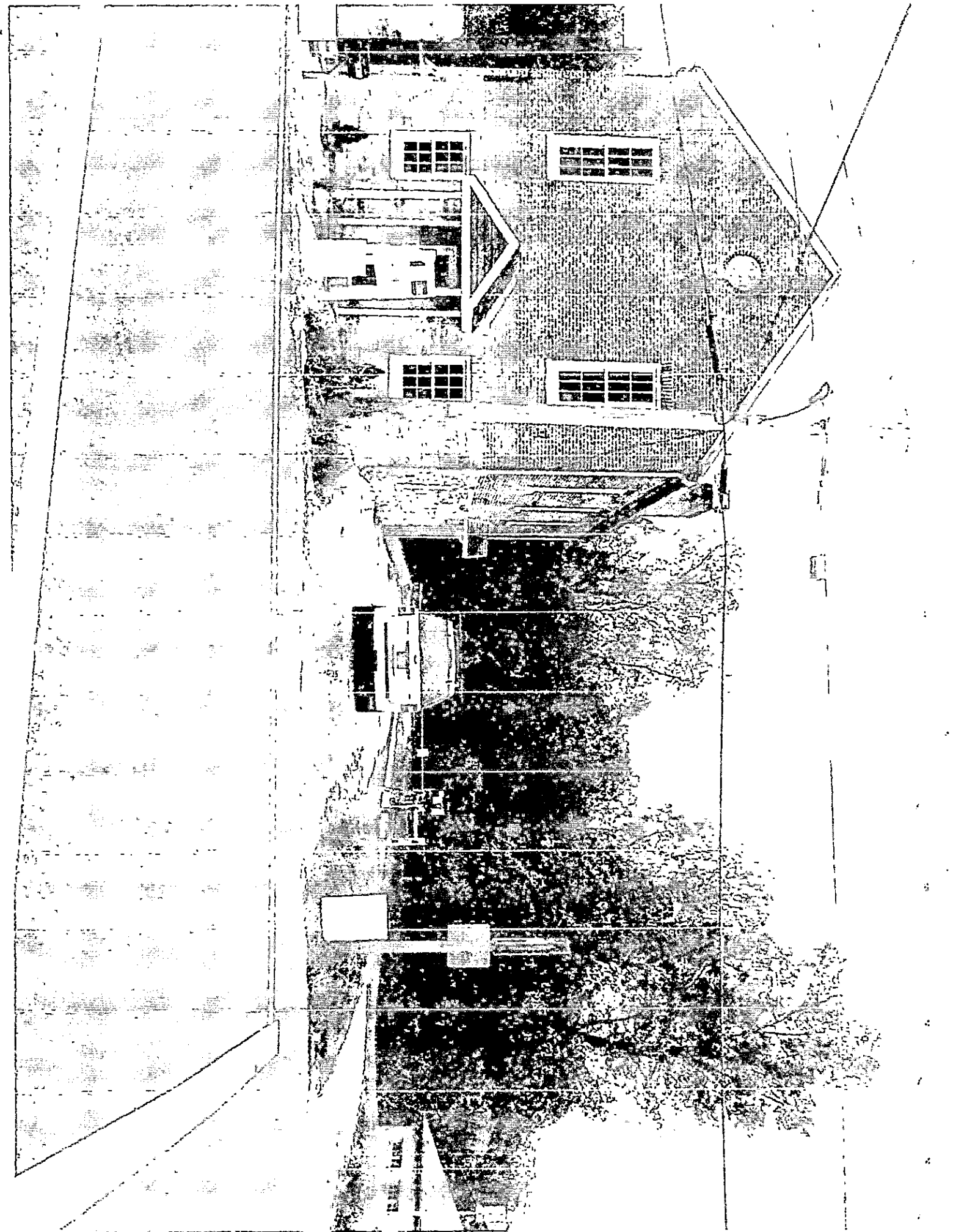
Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road

Freeland, MD 21053

410-419-4906 cell / 443-900-5535 office

bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2019-0053-SPHX

1901 Monkton Road

**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 November 1, 2018 1:30 PM

**SPECIAL HEARING TO CONFIRM THE CONTINUED USE OF A NON-
CONFORMING COMMERCIAL STRUCTURE DATING BACK TO THE LATE
1800'S ON A PROPERTY WITH NON-CONFORMING SETBACKS, PARKING
AND LANDSCAPING.**

**SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL
BUILDING IN A BL ZONE.**

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

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

ZONING NOTICE

CASE NO. 2019-0053-SPHX

1901 Monkton Road

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 November 1, 2018 1:30 PM

SPECIAL HEARING TO CONFIRM THE CONTINUED USE OF A NON-
CONFORMING COMMERCIAL STRUCTURE DATING BACK TO THE LATE
1800'S ON A PROPERTY WITH NON-CONFORMING SETBACKS, PARKING
AND LANDSCAPING.

SPECIAL EXCEPTION TO PERMIT LIVING QUARTERS IN A COMMERCIAL
BUILDING IN A BL ZONE.

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

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



DONALD I. MOHLER III
County Executive

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

September 20, 2018

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: 2019-0053-SPHX

1901 Monkton Road

SE corner of intersection of Monkton Road and Old Monkton Road

10th Election District – 3rd Councilmanic District

Legal Owners: 1901 Monkton, LLC

Special hearing to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. Special Exception to permit living quarters in commercial building in a BL zone.

Hearing: Thursday, November 1, 2018 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: Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053
Scott Vogel, P.O. Box 310, Riderwood 21239

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 12, 2018.**
- (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: THE DAILY RECORD
Friday, October 12, 2018 - Issue

Please forward billing to:
Scott Vogel
P.O. Box 310
Monkton, MD 21239

410-866-6600

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: 2019-0053-SPHX

1901 Monkton Road
SE corner of intersection of Monkton Road and Old Monkton Road
10th Election District – 3rd Councilmanic District
Legal Owners: 1901 Monkton, LLC

Special hearing to confirm the continued use of a non-conforming commercial structure dating back to the late 1800's on a property with non-conforming setbacks, parking and landscaping. Special Exception to permit living quarters in commercial building in a BL zone.

Hearing: Thursday, November 1, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Sablon
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	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
1901 Monkton Road; SE corner of Monkton	*	OF ADMINISTRATIVE
Road and Old Monkton Road		
10 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): 1901 Monkton LLC		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-053-SPHX

* * * * *

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.

VED
AUG 29 2018

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 29th day of August, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/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 legal owner/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:

Case Number: 2019-0053-SPHX
Property Address: 1901 MONKTON ROAD
Property Description: SOUTH SIDE OF MONKTON ROAD 66' EAST
OF OLD MONKTON ROAD
Legal Owners (Petitioners): 1901 MONKTON LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT VOGEL
Company/Firm (if applicable): 1901 MONKTON ROAD
Address: P.O. Box 310
RIDERWOOD MO 21239

Telephone Number: 410-866-6600

Revised 5/20/2014

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

No. 171684

Date 8/17/18

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/20/2018 8/17/2018 11:43:03 2

MS02 WALKER JEL
RECEIPT # 064854 8/17/2018 OFLN

5 328 ZONING VERIFICATION
NO. 171684

Rec'd To \$1,000.00
\$1,000.00 CM \$1.00 CO
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		650				\$1,000.00

Total: \$1,000.00

Rec From 2019-0053-SPHX

For 1901 MONKTON, LLC

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

GOLD ACCOUNTING

PLEASE PRESS HARD!!!

CASHIER'S
VALIDATION



DONALD I. MOHLER III
County Executive

October 25, 2018

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

Scott Vogel
P.O. Box 310
Riderwood, MD 21239

Dear Mr. Vogel:

RE: Case Number: 2019-0053SPHX, Address: 1904 Monkton Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Bruce Doak 3801 Baker Schoolhouse Rd. Freeland, MD 21053

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 9/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-053



INFORMATION:

Property Address: 1901 Monkton Road
Petitioner: 1901 Monkton, LLC
Zoning: BL CR
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm continued use of a non-conforming commercial structure on a property with non-conforming setbacks, parking, and landscaping and also the petition for special exception to permit living quarters in commercial building in a BL CR zone.

The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

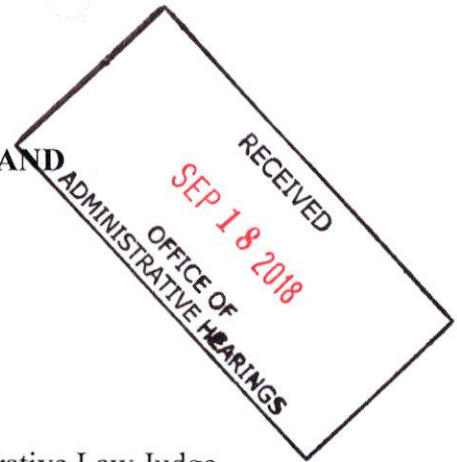
Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0053-SPHX
Address 1901 Monkton Road
(1901 Monkton, LLC Property)

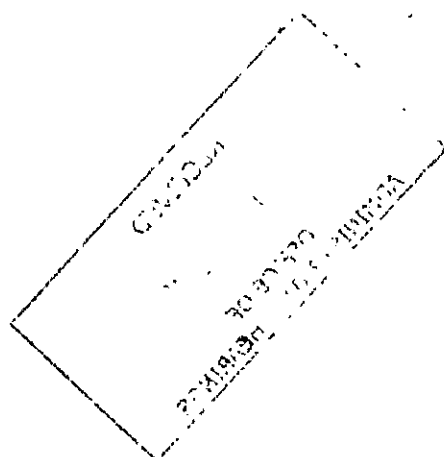
Zoning Advisory Committee Meeting of **September 3, 2018.**

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Ground Water Management must review any future changes or permits which could potentially involve increased water usage, since the property is served by septic and well.

Reviewer: Dan Esser



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 12, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2018
Item No. 2019-0043-A, 0052-A, 0053-SPHX, 0054-A, 0055-A and 0060-A

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

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0053-SPHX
Address 1901 Monkton Road
(1901 Monkton, LLC Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Ground Water Management must review any future changes or permits which could potentially involve increased water usage, since the property is served by septic and well.

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS.
Case Number: 19-053

INFORMATION:

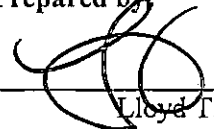
Property Address: 1901 Monkton Road
Petitioner: 1901 Monkton, LLC
Zoning: BL CR
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should confirm continued use of a non-conforming commercial structure on a property with non-conforming setbacks, parking, and landscaping and also the petition for special exception to permit living quarters in commercial building in a BL CR zone.

The Department has no objection to granting the petitioned zoning relief.

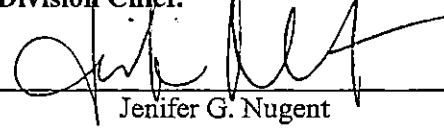
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting
Office of the Administrative Hearings
People's Counsel for Baltimore County



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 8/27/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/27/18. A field inspection and internal review reveals that an entrance onto MD138 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for _____, Case Number 2019-0053-SPHX.

Special Hearing, Special Exception
1901 Monkton, LLC
1901 Monkton Road

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

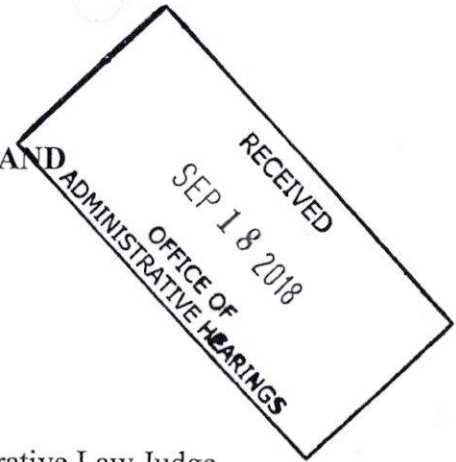
Sincerely,

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0053-SPHX
Address 1901 Monkton Road
(1901 Monkton, LLC Property)

Zoning Advisory Committee Meeting of **September 3, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Ground Water Management must review any future changes or permits which could potentially involve increased water usage, since the property is served by septic and well.

Reviewer: Dan Esser

ORDER RECEIVED FOR FILING

Date 11/5/18

By Sen

Case No.: 2019-0053-SPHX

Exhibit Sheet

Petitioner/Developer

DW
12-6-18

Protestant

sln
11-5-18

No. 1	Site plan	
No. 2	Devolution of Title	
No. 3	3A } Deeds + SDAT 3B } record	
No. 4	Md. Historic Trust Worksheet	
No. 5	Nat'l. Register Inventory	
No. 6	Aerial photo	
No. 7	Plan to Accompany Photos A-O	
No. 8	Photos of property	
No. 9		
No. 10		
No. 11		
No. 12		

1901 Monkton LLC
Zoning Case 19-053

Devolution of Title for 1901 Monkton Road

From	To	Deed Reference	Date
Billingsley	Carrigan (50%) Landgraff (50%)	2609/159	12/10/54
Carrigan (50%)	Landgraff	2822/499	11/14/55
Landgraff	Dilworth	3481/253	01/17/59
Dilworth	Held	4173/243	07/17/63
Held	Talisman	4618/471	05/18/66
Charles S. Seiler, Inc. (formerly known as Talisman)	Broyles	5298/782	09/07/72
Broyles	Broyles	5597/035	10/07/75
Broyles	Monkton Hall Partnership	6381/304	03/25/82
Monkton Hall Partnership	Dempsey	11347/097	12/12/95
Dempsey	1901 Monkton, LLC	15534/106	05/11/01

PETITIONER' S

EXHIBIT NO.

2

1901 Monkton LLC

210128/R

Box 288
Monkton, MD 21111

THIS DEED, Made this 11th day of May, 2001, by and between **Warren R. Dempsey**, party of the first part, Grantor, and **1901 Monkton LLC**, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Two Hundred Forty Thousand and 00/100 DOLLARS (\$240,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said party of the second part, its successors and assigns, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property which by Deed dated December 12, 1995 and recorded among the Land Records of Baltimore County in Liber No. 11347, folio 097, was granted and conveyed by Monkton Hall Partnership, a Maryland General Partnership, unto Warren R. Dempsey, the Grantor herein.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that he/she will warrant specially the property granted and that he/she will execute such further assurances of the same as may be requisite.

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


Carol Ann Wildesen, Attorney

PETITIONER' S

EXHIBIT NO.

34

BEGINNING for the same at an iron pipe now planted at the end of the third line of the 4th exception described in a Deed dated July 14, 1917 and recorded among the Land Records of Baltimore County in Liber WPC No. 484, folio 444, was conveyed by Samuel M. Billingslea and wife to Edna E. Miller, said point of beginning being on the westernmost side of a 12 foot right of way and running thence binding on the 4th, 5th, 6th and part of the 7th lines of said Deed the four following courses and distances: North 66 degrees 08 minutes West 62.67 feet to the easternmost right of way of the Northern Central Railroad, thence running with and binding on said right of way North 24 degrees 36 minutes East 138.61 feet to a point in the Monkton Road thence leaving said right of way and binding in said road, South 65 degrees 19 minutes East 25 feet and South 31 degrees 55 minutes East 43.41 feet, thence leaving said 7th line and said Monkton Road and running for a line of division binding on the westernmost side of a 12 foot right of way to be kept open and used in common with others entitled thereto, South 23 degrees 52 minutes West 113.79 feet to the place of beginning. Containing 0.180 of an acre of land, more or less. The improvements thereon are now known as No. 1901 Monkton Road.

TOGETHER WITH the right to the use in common with others entitled thereto of a private road or right of way, 12 feet wide, extending in a southerly direction from the Monkton Manor Road along the eastern outline of the property hereinabove described.

SUBJECT, however, to the right on the part of the property adjoining on the east of the herein described parcel of land of the use and maintenance of a sewer line easement one foot wide running across the herein described parcel of land near the southeasternmost corner thereof and also the right of the use and maintenance of a dry well located near the southernmost line of said herein described parcel of land, the center of said sewer line easement one foot wide being described as follows, to wit:

BEGINNING for the same at a point in the last line of the herein described parcel of land at the distance of 18.9 feet northerly measured reversely along said last line from the beginning of said parcel of land and running thence for the center of said sewer line South 82 degrees 38 minutes West 36.5 feet to a dry well there situate and to intersect the first line of the herein described parcel of land at the distance of 31.2 feet westerly measured along said first line from the beginning of said parcel of land.

SAVING AND EXCEPTING all that lot of ground which by Deed dated September 18, 1974 and recorded among the Land Records of Baltimore County in Liber No. 5492, folio 337, was granted and conveyed by Donald E. Broyles, Jr., et al, unto Baltimore County, Maryland, to which Deed reference is hereby made for a more particular description.

WITNESS:

[Signature]

Warren R. Dempsey (SEAL)
Warren R. Dempsey

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

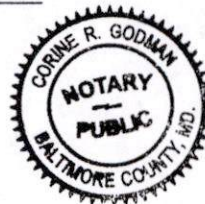
I HEREBY CERTIFY, That on this 8th day of May, 2001, before me, the subscriber, a Notary Public of the State and jurisdiction aforesaid, personally appeared Warren R. Dempsey, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Deed, who signed the same in my presence, and acknowledged that he/she executed the same for the purposes therein contained.

As Witness my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 11/1/2004

NRT Mid-Atlantic Title Services, LLC
22 W. Padonia Road, Suite B-328
Timonium, MD 21093
410-252-1208



LIBER 2609 PAGE 158



THIS DEED. Made this 10th-- day of December, in the year one thousand nine hundred and fifty-four, by and between ZORA BOYD BILLINGSLEY, Trustee as hereinafter set forth, of Baltimore County, State of Maryland, party of the first part, and ANDRE H. CARRIGAN, GRACE B. CARRIGAN, his wife, JOHN H. LANDGRAFF and EDITH F. LANDGRAFF, his wife, parties of the second part.

WHEREAS, Samuel M. Billingsley departed this life on or about February 25, 1943, seized and possessed of the herein-after described property and by the fifth item of his Last Will and Testament dated October 11, 1937, and duly recorded in the Office of the Register of Wills for Baltimore County in Wills Liber J.P.C. No. 37 folio 576, devised the rest and residue of his estate unto the Safe Deposit and Trust Company of Baltimore and the said Zora Boyd Billingsley as Trustees, with full power to sell said property and to make good and lawful delivery of the same by the execution of a proper deed; the said Safe Deposit and Trust Company having fully renounced all of its rights to serve as such Trustee on March 23, 1943, as will more fully appear by reference to the above referred to Last Will and Testament.

NOW, THEREFORE, THIS DEED WITNESSETH, that in the exercise of the above referred to power and in consideration of the sum of Five Dollars and other good and valuable considerations, this day paid, receipt whereof is hereby acknowledged, the said ZORA BOYD BILLINGSLEY, Trustee as aforesaid, does grant and convey as to an undivided one-half interest unto ANDRE H. CARRIGAN and GRACE B. CARRIGAN, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of the survivor, and as to the remaining undivided one-half interest unto JOHN H. LANDGRAFF and EDITH F. LANDGRAFF, his wife, as tenants

PETITIONER'S

EXHIBIT NO. 38

or parcel of ground situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at an iron pipe now planted at the end of the third line of the fourth exception described in a deed dated July 14, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 484 folio 444 etc. was conveyed by Samuel M. Billingsley and wife to Edna E. Miller, said point being on the westernmost side of a 12 foot right of way; and running thence binding on the fourth, fifth, sixth and part of the seventh lines of said deed the four following courses and distances, North 66 degrees 08 minutes West 62-67/100 feet to the easternmost right of way of the Northern Central Railroad; thence running with and binding on said right of way, North 24 degrees 36 minutes East 158-61/100 feet to a point in the Monkton Road; thence leaving said right of way and binding in said road, South 65 degrees 19 minutes East 25-00/100 feet and South 31 degrees 55 minutes East 43-41/100 feet; thence leaving the said seventh line and said Monkton Road and running for a line of division binding on the westernmost side of a 12 foot right of way to be kept open and used in common with others entitled thereto, South 23 degrees 52 minutes West 113-79/100 feet to the place of beginning; containing 180/1000 of an acre of land, more or less.

BEING a portion of that property mentioned as the fourth exception in a deed dated July 14, 1917, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 484 folio 444, from Samuel M. Sillingsley and Zora B. Billingsley, his wife, unto Edna E. Miller.

TOGETHER with the buildings and improvements thereupon and the rights, alleys, ways, waters, privileges, appurtenances

and advantages to the same belonging or in anywise appertaining, and especially the right to the use in common with others entitled thereto of a private road or right of way twelve feet in width extending in a southerly direction from the Monkton-Manor Road along the entire eastern outline of the above-described parcel.

TO HAVE AND TO HOLD said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit as to an undivided one-half interest unto ANDRE H. CARRIGAN and GRACE B. CARRIGAN, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of the survivor, and as to the remaining undivided one-half interest unto JOHN H. LANDGRAFF and EDITH F. LANDGRAFF, his wife, as tenants by the entireties, their assigns, the survivor of them, the heirs and assigns of the survivor, in fee simple.

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

WITNESS the hand and seal of said grantor.

TEST:

Samuel M. Almond, Jr.
Samuel M. Almond, Jr.

Zora Boyd Billingsley (SEAL)
Zora Boyd Billingsley
Trustee

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 10th day of December, 1954, before me, the subscriber, a notary public of the State of Maryland, in and for the County aforesaid, personally appeared ZORA BOYD BILLINGSLEY, Trustee of the estate of Samuel M. Billingsley, the within grantor, and she acknowledged the foregoing deed to be her act, as such Trustee.

AS WITNESS my hand and notarial seal.

Samuel M. Almond, Jr.

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 1020000171			
Owner Information					
Owner Name:		1901 MONKTON LLC		Use:	COMMERCIAL
Mailing Address:		BOX 310 RIDERWOOD MD 21139-0310		Principal Residence:	NO
				Deed Reference:	/15534/ 00106
Location & Structure Information					
Premises Address:		1901 MONKTON RD 0-0000		Legal Description:	.177 AC 1901 MONKTON RD 550FT N GARFIELD RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0029	0001	0051		0000	
			Block:	Lot:	Assessment Year:
					2019
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
		1128			
				Property Land Area	
				7,710 SF	
				County Use	
				15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		RETAIL STORE			
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2018	07/01/2019
Land:		154,200	154,200		
Improvements		53,300	53,300		
Total:		207,500	207,500	207,500	
Preferential Land:		0			
Transfer Information					
Seller: DEMPSEY WARREN R		Date: 09/04/2001		Price: \$240,000	
Type: ARMS LENGTH IMPROVED		Deed1: /15534/ 00106		Deed2:	
Seller: MONKTON HALL PARTNERSHIP		Date: 12/14/1995		Price: \$175,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11347/ 00097		Deed2:	
Seller: BROYLES DONALD E, JR		Date: 03/29/1982		Price: \$84,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06381/ 00304		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018	07/01/2019	
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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal accuracy of these records, the Department makes no warranties, expressed or implied, re

PETITIONER' S

EXHIBIT NO.

3C

1e

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM for the NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

COMMON:			
Monkton Hall BOHS #506		Lot 68	
AND/OR HISTORIC:			
STREET AND NUMBER:			
South side Monkton Rd., immediately east of R.R. tracks, Monkton			
CITY OR TOWN:			
Monkton			
STATE:		COUNTY:	
Maryland		Baltimore	
CLASSIFICATION:			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Site ☐ Object	☒ Building ☐ Structure ☐ Public ☒ Private ☐ Both	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	☐ Yes ☐ Restricted ☐ Unrestricted ☒ No
PRESENT USE (Check One or More as Appropriate)			
☐ Agricultural ☐ Commercial ☐ Educational ☐ Entertainment	☐ Government ☐ Industrial ☐ Military ☐ Museum	☐ Park ☒ Private Residence ☐ Religious ☐ Scientific	☐ Transportation ☐ Other (Specify)
OWNER'S NAME:			
Mr. Donald E. Broyles, Jr.			
STREET AND NUMBER:			
Monkton Rd.			
CITY OR TOWN:		STATE:	
Monkton		Maryland	
LEGAL DESCRIPTION:			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
Baltimore County Courthouse			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	
TOWSON		Maryland	
Title Reference of Current Deed (Book & Pg. #): Bk. # 5298, p. 782			
TITLE OF SURVEY:			
Maryland Historic Sites Inventory, Baltimore County			
DATE OF SURVEY:			
☐ Federal ☐ State ☐ County ☐ Local			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	

SEE INSTRUCTIONS

PETITIONER'S

EXHIBIT NO.

4

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)			(Check One)		
	☒ Altered			☐ Unaltered	☐ Moved	☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Monkton Hall is a two storey structure of brick and stone. Oriented with its (north) gable end to the street, it extends three bays in depth perpendicular to the street. Its principal storey, raised one storey above street grade, is of brick, with every seventh course headers; it is considerably taller than the ground storey. The ground storey, and the basement, above grade on the south and east, are of stone. The corbeled brick cornice includes a sawtoothed and a square dentilled course. Brick jack arches support the masonry above the 6/6 windows. Windows of the principal storey have taller panes than those below. A broad, arched opening provides access into the basement on the east side. Several first storey openings have been, at various times, both doors and windows.

Internally, each storey is, basically, one room. The only staircase is now in the southwest corner, but one may have been near the north end, associated with the principal entrance, as evidenced by a patch in the floor. A partition may have enclosed a narthex at the north end of the principal storey, now outlined on the floor, and on the walls.

The first floor joists, exposed in the basement, are circular sawn. Interior trim is very plain; window jambs of the principal storey are played and trimmed with a wide, beaded architrave.

A sign of recent vintage identifies 1861 as the year of construction, which, upon examination of the building, is an acceptable conjecture.

James T. Wollen, Jr.

SEE INSTRUCTIONS

SEE INSTRUCTIONS

GENERAL INFORMATION			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify)
☐ Historic	☐ Industry	☐ Science	<u>Local history</u>
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape Architecture	☐ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			
STATEMENT OF SIGNIFICANCE			
Menkton Hall is a brick structure of mid 19th century origin which has been converted into a residence. This structure is on part of Lot 68 purchased by Samuel Miller from the Meredith family in 1849. (-1.) The building was probably built as a store house by Miller in connection with his "store" and Menkton Hotel. The structure appears but is not labeled on the 1877 map. In the Miller Trustees' sale in 1917, this structure is described as "a brick building with warehouse and coalbins below and a large hall above." There was a blacksmith's shop behind this building along the railroad tracks. References: 1. Liber IO/P folio 111 (Patent to Meredith) Liber HWE# 115 folio 89 2. See Menkton Hotel (EORS #116) ↓ BA # 00116			

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

BA-2550

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

My Lady's Manor

AND/OR COMMON

Lady Baltimore's Manor

2 LOCATION

STREET & NUMBER

Area of 10th Election District, northern

Baltimore County and western

Harford County

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

CITY, TOWN

VICINITY OF

STATE

CODE

COUNTY

CODE

Maryland

24

Baltimore & Harford

005 & 025

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

☒ DISTRICT

☐ PUBLIC

☒ OCCUPIED

☒ AGRICULTURE

☐ MUSEUM

☐ BUILDING(S)

☒ PRIVATE (multiple)

☐ UNOCCUPIED

☐ COMMERCIAL

☐ PARK

☐ STRUCTURE

☐ BOTH

☐ WORK IN PROGRESS

☐ EDUCATIONAL

☒ PRIVATE RESIDENCE

☐ SITE

☐ PUBLIC ACQUISITION

☐ ACCESSIBLE

☐ ENTERTAINMENT

☐ RELIGIOUS

☐ OBJECT

☐ IN PROCESS

☐ YES: RESTRICTED

☐ GOVERNMENT

☐ SCIENTIFIC

☐ BEING CONSIDERED

☒ YES: UNRESTRICTED

☐ INDUSTRIAL

☐ TRANSPORTATION

☐ NO

☐ MILITARY

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Multiple private and public

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Hall of Records

STREET & NUMBER

CITY, TOWN

STATE

Annapolis

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Maryland Historical Sites Inventory, Baltimore and Harford Counties

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

PETITIONER'S

EXHIBIT NO. 5

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

BA-2550

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

My Lady's Manor

AND/OR COMMON

Lady Baltimore's Manor

2 LOCATION

STREET & NUMBER

Area of 10th Election District, northern

NOT FOR PUBLICATION

Baltimore County and western

CONGRESSIONAL DISTRICT

Harford County

VICINITY OF

STATE

CODE

COUNTY

CODE

Maryland

24

Baltimore & Harford

005 & 025

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

☒ DISTRICT

☐ PUBLIC

☒ OCCUPIED

☒ AGRICULTURE

☐ MUSEUM

☐ BUILDING(S)

☒ PRIVATE (multiple)

☐ UNOCCUPIED

☐ COMMERCIAL

☐ PARK

☐ STRUCTURE

☐ BOTH

☐ WORK IN PROGRESS

☐ EDUCATIONAL

☒ PRIVATE RESIDENCE

☐ SITE

☐ PUBLIC ACQUISITION

☐ ACCESSIBLE

☐ ENTERTAINMENT

☐ RELIGIOUS

☐ OBJECT

☐ IN PROCESS

☐ YES: RESTRICTED

☐ GOVERNMENT

☐ SCIENTIFIC

☐ BEING CONSIDERED

☒ YES: UNRESTRICTED

☐ INDUSTRIAL

☐ TRANSPORTATION

☐ NO

☐ MILITARY

☐ OTHER:

4 OWNER OF PROPERTY

NAME

Multiple private and public

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Hall of Records

STREET & NUMBER

CITY, TOWN

STATE

Annapolis

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Maryland Historical Sites Inventory, Baltimore and Harford Counties

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

DESCRIPTION

CONDITION

—EXCELLENT

☒GOOD

—FAIR

—DETERIORATED

—RUINS

—UNEXPOSED

CHECK ONE

—UNALTERED

☒ALTERED

CHECK ONE

☒ORIGINAL SITE

—MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

My Lady's Manor is, and always has been, a rural or agricultural area, with one village, Monkton. Monkton first developed around a water-powered grist mill; it continued to thrive because of that available source of power and later in the nineteenth century it became a station on the Baltimore and Susquehanna, later the North Central Railroad. Throughout the region, population growth has been very slow through the past two centuries; while houses exist, representing almost every decade in those two centuries, their density seems remarkably unchanged, and remarkably unlike all other regions so close to a metropolitan center, Baltimore. Contemporary suburban developments are few, so far; those few which do exist are of low density, and they are, for the most part, so sited that the impact of their increased density is minimal. Contemporary industrial sites are virtually nonexistent; contemporary commercial sites are very few in number, with but one or two small stores each.

The architecture of this region has always been very traditional, with few attempts at conscious style; indeed, those few attempts are quite conservative. The region abounds in good building stone, so stone has always been a common building material. Clay deposits have allowed brick to be a readily-available alternate, frequently, employed when a greater degree of sophistication was desired. Of course, the once-boundless forests have made log and frame structures commonplace.

The fertile land has allowed the region to be prosperous from the very beginning. The land is well maintained today, as it undoubtedly always has been. Topography is rolling, principally drained by two streams--the Big Gunpowder and the Little Gunpowder Rivers--which course through the hills, between rocky banks and slopes, to their convergence just before they reach the Chesapeake Bay.

In the study of architectural history, dates and so-called styles become important. When that study is focused on a particular region, basically with vernacular structures, styles are easily recognizable, and related structures easily may be grouped. Specific dates are generally rare, however, for vernacular structures. A few buildings will have datestones and a few others will be dated by a documentary reference. Some will have datable original details, such as patented door hardware. Such structures become landmarks, useful in the establishment of relative dates for other structures.

In Maryland, the 1798 Federal Direct Tax records provide a unique and invaluable documentary source for many structures, for those records contain a description of all buildings

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET No.

ITEM NUMBER 7

PAGE 1

MY LADY'S MANOR

standing in 1798, including their size, number of stories, and materials, sometimes their shape and internal arrangement, and the size and materials of their associated outbuildings. This landmark record is even more significant because it occurred conveniently as one century passed and another emerged, and as the machine cut nail replaced the hand wrought nail. The attribution of buildings to one century or another is important in our thinking, as is the attribution to the colonial period or to the post-colonial period. Having the documentary records to compare with the physical evidence in the form of nails, and vice-versa, provides double verification of conjecture.

Although permanent settlement in My Lady's Manor began early in the eighteenth century, one should not be surprised to find eighteenth century structures extremely rare. The first structures undoubtedly were small, simple, hasty, crude; they were replaced as soon as time and wealth permitted. St. James' Church remains, without question, the earliest identifiable structure in the region, although it has undergone extensive alterations with additions, beginning late in the eighteenth century. Substantially built of brick by the Established Church, it is related to numerous small Anglican churches in Maryland, rectangular in shape, and with an apse. The apse occurs only rarely in churches of the colonial period, except in Maryland, where its occurrence was common. Its architectural form emphasized the importance of the altar within, certainly related to the so-called "high church" tradition within the Anglican Church; no theory has been advanced for this colonial Maryland "high church" tradition, but its presence is obvious.

The Gwynn House stands alone as a substantial and large house fitting the 1798 description, and retaining much of its original fabric. The other few houses which can be attributed positively so the pre-1798 period retain only their structure and some details.

Groupings of structures emerge as the years pass, and the use of moulded brick cornice on several houses becomes a noticeable feature on sophisticated structures in My Lady's Manor about 1820-25. Brick cornices throughout the first half of the nineteenth century are common throughout the United States, and the moulded brick cornice is not unique to My Lady's Manor, but it is not common anywhere. In My Lady's Manor, this detail, together with the other typical contemporary details, was applied to otherwise traditional houses, in form related to their eighteenth century ancestors, rectangular in shape, five bays in length with the

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET No.

ITEM NUMBER

PAGE 2

My Lady's Manor

principal entrance centered, and with a gable roof.

That traditional house form lived throughout the nineteenth century; only its details were changed to relate it to its time. My Lady's Manor was not a region with houses of consciously stylish design; that traditional house was standard throughout the century. A group of traditional houses has the kitchen in a rear wing of contemporaneous construction, with a small original pantry in a wing off the kitchen, perhaps the last regional characteristic which can be observed in My Lady's Manor.

Early kitchens in Maryland were, like those in other southern regions, in separate buildings. Maryland has been a transitional area in many ways, and her domestic architecture is no exception. Many early Maryland kitchens, particularly in northern Maryland, were in basements, like their counterparts in more northerly regions of America. As technology allowed the cooking process to progress from an open fire to the enclosed range, the kitchen was incorporated as part of the same structure and on the same floor as the dwelling. Tradition was strong, however, and throughout the nineteenth century the kitchen was usually expressed as a wing, structurally distinct from the principal dwelling, but attached and constructed in the same building effort. A tradition persists that the kitchen wings of many houses are the original dwellings on the property, but in most cases, structurally, they can be proven to be contemporary with the dwelling, frequently constructed, in actual sequence, after the dwelling, but as part of the same building effort.

In the past nature was the all powerful influence in our lives; buildings were oriented to nature, unless an overwhelming reason suggested otherwise. Most early houses have their principal fronts to the south. Many of them are built into hillsides with southern exposure, thus providing the basement story--frequently the kitchen--with the warm sun throughout the day. Obviously, comfort in winter was a more important consideration than comfort in the summer. Taverns and some houses, particularly village or town houses, were oriented to the nearby road. Anglican churches traditionally were oriented with their altars in the east end; in the English tradition, they usually had both west and south entrances, and, still in the English tradition, as a climatic development, the south entrance became the most frequently used one. In America, when an addition was planned, it usually was placed on the south side, naturally, with the principal entrance to the enlarged structure through it. In all these respects, St. James' conforms to tradition. Basically, the common use of central heating systems ended this tradition of southern orientation of houses.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET No.

ITEM NUMBER 7

PAGE 3

My Lady's Manor

Of the early barns which still stand, most are enormous in size, built mostly of stone, on hillsides providing two floors with grade accessibility. Unfortunately, none retains its original stalls. Of the many early small outbuildings which remain, many are square with pyramidal roofs, a form which was, perhaps, as appreciated for its decorative qualities as for its practical ones.

A few grist mills have always been located on prime watered sites, but the majority of the structures in My Lady's Manor, prior to the mid-20th century, were farm houses and associated barns and outbuildings, which are, for the most part, as well maintained today as they always have been. A few taverns remain which once served the busy road to York, Pennsylvania; they are now converted to dwellings. Grist mills are no longer active; the two which remain function in the exchange and restoration of antiques. A country hotel, developed after the coming of the railroad, remains as an underdeveloped apartment house; the small but excellent railroad station is vacant, as are the railroad tracks themselves.

All roads are narrow, none exceeding two lanes, none with wide shoulders. They are capable of handling the existing traffic through the region.

Intrusions, at this late twentieth century date, are nearly non-existent. Intrusions are planned, however, in the form of widened roads, particularly through the village of Monkton, with associated higher speeds. Another highway is planned for future years to carry traffic through the region, east and west, with limited local access; this highway could become a very undesirable and divisive barrier, its undesirable sound and air pollution extending far beyond its immediate right of way.

Larger highways in this, and in neighboring regions, will cause increased pressure on the landowners to sell and divide their land for suburban development. The exploitation of the land for housing, their associated shopping centers and other sprawling commercial uses, will, in turn, increase the pressures for bigger highways. The net result will be the loss of spectacularly beautiful open space, and the passing of a regional identity which My Lady's Manor has always had, even lying astride a county line as it does.

Over sixty principal structures, plus numerous important outbuildings associated with them, are included in this study. St. James' Church has been studied by others, and it is included, by reference; the Miller House was unavailable for study, but it is included in the following list of groupings because it is so closely related in character to other houses of the region. Obviously, some structures will fall into more than one category, hence they

BA-2550

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

My Lady's Manor

are included in each, as appropriate.

Colonial with post-colonial additions, and closely related to similar buildings in Maryland

** St James' Church

Existing structure conforms to description of 1798, and retains identifiable early work

Gwynn House

Beautiful Meadows (probably; 1798 records incomplete)

Manor Glen (important outbuildings and barn, probably post 1798)

Gabriel Holmes House

Martin Fugate House

Existing structure retains some dimensional characteristic related to 1798 description

Breezewood (portion of library)

Greenbank Farm (any of the several sections of the wings)

Harmony Hall (size of middle wing, but not material)

Andor Farm (cellar beneath middle wing)

Bacon-Crosby House (wing)

Shepperds Lot

Existing structure retains some dimensional characteristic of a period earlier than the finished house, not described in 1798

Stonehaven (cellar not conforming to size of structure above)

Sparks-Ness House (evidence of gradual growth, both horizontally and vertically)

Guild House (cellar, possibly)

Larger structures of the very early 19th century

Verdant Valley Farm

* Melbourne Farm

Perdue-Moore Barn

McIntosh House

(See continuation sheet No. 5)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 5

My Lady's Manor

Larger structures, 1815-1840

With moulded brick cornice

Andor Farm

Clifford

Partridge House

Atlanta Hall (plan not typical)

With corbeled brick cornice, Flemish bond fronts

Christmas House

Harmony Hall (brick cornice eliminated)

Tally-Ho-Lindenhope (conjectured brick cornice
eliminated)

Sutton's Tavern (with a saw-tooth course)

Stone Houses

Brerewood-James Constable House

Fancy Hill

* Pearce-Ensor House

Others in period

Rectory

Sutton's Tavern-Riepe House

Manor View Farm

Smaller early 19th century structure

Retaining extensive original work

Hutchins House

Tenant House of Andor Farm

Henson House

Retaining little visible original work

Grant House

Gillespie House

* Bishop's Lot

Stone House ruin on railroad (possibly late 19th
century)

* Manor Glen tenant house

Traditional structures of the Greek-Revival period, 1840's

Houck House

Belmore

Bellefield

(See continuation sheet No. 6)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

My Lady's Manor

Structures of the third quarter, 19th century

Three storey, wood

Bacon-Crosby House

Nelson House

Traditional form, stone

** Parsons House

Berndt House

Miller House

Traditional form, wood

Greenbank Farm (front section)

Moore House

Patchwork

Traditional form, 'L' shaped with small original pantry

Moore House

Patchwork

Pearce-Stegman House

Codd House

Miller House (not examined)

Station Masters House

Almony Tavern (variation)

Brick, with wood lintels, common bond

Codd House

Monkton Hotel

Monkton Mill

Monkton Mill Miller's House

Station Master's House

Pearce-Stegman House

Other traditional structures

Monkton Hall

Obricheit House

Fairview

Stonehaven

Late 19th century, with conscious style

Monkton Station

Sparks-Ness House

Valko House

Klingmeyer House

(see continuation sheet No. 7)

SIGNIFICANCE

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

SPECIFIC DATES

1713

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

My Lady's Manor is an important area in northern Baltimore and Western Harford County whose historical origin dates to 1713 and which has, through the years, remained a relatively isolated agricultural area in which one can see the development of architectural styles from pre-1800 to the present day. This area, because it has been segregated from the influence of industrial development and relatively free of great sociologic change until recently, has not been subjected to the gross intrusions which have destroyed the character of so much of our countryside. In its present state, My Lady's Manor is an area which represents Colonial life, the antebellum years, the Victorian era and adaption to modern times without losing all of the color or artifacts of its past.

In 1713, on the occasion of his fourth marriage, Charles Calvert, the third Lord Baltimore, gave his new bride 10,000 acres to be known as My Lady's Manor.¹ He died two years later, at age 78, and his wife Margaret Charleton, survived him by but sixteen years. At her death this tract of land was left to her step-granddaughter, Charlotte Calvert, a daughter of the fourth Lord Baltimore. Charlotte was married to Thomas Brerewoods, Thomas and Charlotte, transferred "My Lady's Manor" to his father, Thomas Brerewood, Sr.² The eldest Brerewood sold his home and belongings in England and came to The Manor in 1731 to develop it.

¹Record of patent and bounds of My Lady's Manor (September 10, 1713) Liber DD#5, pt. 2, folio 806

²Charlottee and Thomas Brerewood, Jr. to Thomas Brerewood, Sr. Liber IS#I, folio 222 through 229.

(See continuation Sheet No. 7)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 7

My Lady's Manor

Late 19th Century, vernacular
Richard Cromwell House
Houcks Mill
Guild House

Contemporary
** Bunting House

- * Dated by datestone
** Dated by documentary reference

SIGNIFICANCE -- ITEM NUMBER 8 CONTINUED - MY LADY'S MANOR

As is so frequent even at the present time, an error occurred concerning the transcription of the original boundaries of The Manor, and when the discrepancy in the title issued to Thomas Brerewood, Sr. was discovered, an early legal problem threatened, but was averted by the action of Governor Sharpe.³

A survey of the property was made by William John Bond and the 10,000 acres was divided into lots of varying sizes which were then leased to tenants. These leases were for the duration of life of the tenants and prescribed the rights of both tenant and landlord, and the yearly rent, payable in tobacco.⁴ The elder Brerewood, in addition, established a small center on the Big Gunpowder which he called Charlottetown after his daughter-in-law. Nearby, he built a house and warehouses for the storage and shipping of tobacco which was the currency of most of the tenants.⁵ This apparently was a thriving community until the elder Brerewood died suddenly in 1746. His will, filed February 10, 1746, designated

³ Letter from Governor Sharpe to Cecilius Calvert, Arch. Md. VI, p. 101.

⁴ See leases from Thomas Brerewood. List of Grantors 1624-1768. Baltimore Land Records.

⁵ Turner, Robert N. and Hutchins, Elmore, St. James of My Lady's Manor 1750-1950, Baltimore, 1950, p. 106 and following.

(See continuation sheet No. 8)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 8

My Lady's Manor

his daughter-in-law, Charlotte Brerewood as his heir and Mr. William Dallum of Joppa, Maryland, as the agent in this country to oversee the property (Brerewood's son, William, designated agent previously, had died prior to his father).⁶ From that point on, the activity and prosperity of the community was based more on hard work of the tenants than collective leadership.

Because of the question which arose concerning ownership of the entire area of My Lady's Manor and multiple lawsuits that ensued, many of the tenants failed to pay rent for the property.⁷ This list of tenants is interesting in that it contains many of the names which appear at a later date as owners of property on The Manor.

These lawsuits continued until the Revolutionary War, and even afterward an attempt was made by the sixth Lord Baltimore to collect monies due to him from various Maryland Manors from the time of his ascension to the title of Lord Baltimore until the Revolutionary War.⁸

The sixth Lord was so convinced of his right to all of My Lady's Manor that upon his death, he left this area as well as many other properties in Maryland to his illegitimate son, Henry Harford.⁹ And many of the state sale records in 1782-85 are listed as confiscated British property belonging to Henry Harford.¹⁰ At a later date, some deeds written about property on My Lady's Manor specifically excepted claims of the Harford heirs in guaranteeing permanency of title.¹¹

⁶ Will and codicil of Thomas Brerewood, Sr. Wills: Liber A, folio 379-382.

⁷ Henry Harford, Esq. - West Shore Rent Rolls, p. 94 in Claims, American Loyalists, Maryland 1786-87. Maryland Hall of Records Microfilm #1234.

⁸ Turner and Hu chins, op. cit., p. 109-111.

⁹ Arch. Md. VI, p. 11.

¹⁰ Salebook of Confiscated British Property 1781-85, p. 55-56.

¹¹ Holiday and Duvall to Jacob Norris, Liber WG#x, folio 404, May, 1875.

(See continuation Sheet No. 9)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 9

My Lady's Manor

My Lady's Manor was English property and was therefore seized by the Maryland Alien Property Commission during the Revolutionary War and held throughout the war period by the state. After the war, it was resurveyed and was sold at public auction in approximately the same parcels that Brerewood had established. This auction was held on The Manor at Slade's Tavern on October 22, 1782.¹² a & b This auction differed from many other sales of alien property in that it was held on-the-site and not at Annapolis. At the auction, and for several years following,¹³ the land was sold to tenants on the land, to land dealers, or to soldiers returning from the Revolutionary Army who used their Army Depreciation Certificates to pay for the land and then often resold the same land to the resident tenant for hard money. Some of the land remained in the names of these non-resident owners for years, and among the patents issued by the State of Maryland for these various lands, the names of General Mordecai Gist, Captain John Gist, Colonel Thomas Price and Major Jonathan Sellman are prominent.¹⁴ The purchasers of these lands filed certificates of survey, some of which were followed by patents from the State,

- ¹² (a) Proc. Commissioners of Confiscated British Property 1781-82
p. 185, order for advertisement of sale June 24, 1782
p. 200, instructions to surveyor
p. 229, sale postponed
p. 230, advertisement of postponement
p. 232, note that sale took place
(b) Salebook of Confiscated British Property 1781-85
pp. 55, 56.

¹³ Salebook of Confiscated British Property 1792-95, p. 2.
Salebook of Confiscated British Property. Sold by Executive 1801-1818,
pp. 5-7.

¹⁴ See Ref. 12 (b).

(See continuation sheet No. 10)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

8

PAGE

10

My Lady's Manor

and others apparently remained only as certificates of survey. If the original purchasers failed to make payment, the land was then resold. This makes researching of title to various properties fairly complex.¹⁵ Many of these patents, although the land was obtained in the 1780's, were not filed until as late as 1812, despite transfer of rights to the land prior to this later date.¹⁶

The boundaries of The Manor, established in 1713, were questioned in the late 18th century, and a survey was done by George Presbury, surveyor of Baltimore County, in September of 1788.¹⁷ On the complaint of Thomas Bond of Harford County, who stated, "a tract of land commonly known as My Lady's Manor.....the courses whereof are constantly changing", the boundaries of The Manor were resurveyed in June of 1791, and at this time, stones were put at the various corners where the direction of the boundary changed.¹⁸ At least one of these stones remains, but it is not numbered so that its original location cannot be ascertained. The original corner, "bench-mark" stone, has been recently found at its proper site (Photograph #1). (See Appendix 1 - Maps - pages 16 & 17)

¹⁵ Index of Patented & Unpatented Certificated, Baltimore County, pp. 246-251.

Index of Patented & Unpatented Certificated, Harford County, pp. 45-46.

Return Book for Reserved Lands, pp. 19-22.

Sales of Holiday, Ramsay and/or Duvall, Libers WG#1, Q, R, T, V, W, X, and Y.

¹⁶ Holiday, Ramsay and/or Duvall to various owners Liber WG#x, folio 325, 332, 367, 404, 423, 586, etc.

¹⁷ Survey by George Gould Presbury, Sept. 26, 1788. Resurvey Plats #54, Hall of Records, Annapolis, Md.

¹⁸ Resurvey for Thomas Bond, Esq. of Harford Co., June 18, 1791. Liber WG#GG, folio 524-5.

(See continuation sheet no. 11)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 11

My Lady's Manor

My Lady's Manor was not a true manor in the sense that there was a large manorial residence with an overseer and many less well-off tenants, but rather one which was an isolated collection of tenant farmers at first and independent farmers after 1782. Surrounded on the west and northwest by the Big Gunpowder, on the south by Clynnmalira (a five thousand acre estate of the Carrolls), on the east by several large grants (Quinn and the Isle of Caprea), as well as smaller land-holdings, and on the north and northeast by the sparsely settled portion of Baltimore and Harford Counties, My Lady's Manor remained relatively isolated from its surroundings. Communication with the metropolitan center of Baltimore was by means of the Gunpowder River to Joppa down which the agricultural products from The Manor were shipped.¹⁹ There were several mills, a blacksmith shop and so on, especially in the town originally named Charlottetown, but renamed Monkton.

The origin of the name Monkton is clouded. One source suggests the town was renamed by William Gwynn, the owner of one of the larger mills in the area, after the site of a priory in Wales.²⁰ Another theory, by Esther Clark Wright, suggests the origin from an estate of Robert Cummin(g)s, "Monckton Mills", which he named in remembrance of his sojourn in Newfoundland.²¹ This later theory is supported by a letter written by Cummings to the Council of Safety dated "Monckton Mills, December 2, 1776 (before the arrival of William Gwynn on the Manor).²²

In the Direct Federal Tax Assessment of 1798, under the title of Upper Gunpowder and Mine Run Hundreds, the Baltimore County section

¹⁹ That the Big Gunpowder was used for shipping in 1740-70 is not certainly known but suggested by Turner and Hutchins (op. cit., Ref. #5), p. 106, and by "and safely roled to the nearest landing to the manor and safely housed" when referring to rent payments of tobacco in the leases of Thomas Brerewood, Sr. (see Thomas Brerewood to Martin Bacon, Liber HWS #C, folio 145).

²⁰ Turner and Hutchins, op. cit., p. 112.

²¹ Esther Clark Wright: The Naming of Monkton Mills, Md. Hist. Mag. 52:248, 1957.

²² Arch, Md. 12:501.

BA-2550

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 12

My Lady's Manor

of The Manor is listed, and a description of each individual structure is given.²³ Unfortunately, those in the Harford County section of The Manor in this tax assessment for Bush River Upper and Edin Hundreds are only listed and not specifically described.²⁴ In the description of structures in Baltimore County, the majority of houses are log, frame or weatherboard and only occasionally does one find a stone dwelling mentioned. There are no brick structures listed. The only brick structure existing at that time was St. James' Church, built in 1755 (this structure has already been accepted by the National Register).

With the prosperity of the country in 1800 to 1840 period, much building took place on The Manor, and many of these structures were for the first time brick. But little contact with the outside world was had prior to 1800. There was only one tavern, Slade's, on "the Great Road between the chapelle (St. James') and the mill (Monkton)", at the origin of Old York Road which led to Lancaster and Philadelphia. As this route became more frequented, several other taverns appeared: Brian's (or Sutton's) Tavern (ca. 1825) and Almony's Tavern (ca. 1850-60), both on Old York Road.

The next big development in My Lady's Manor came in with the building of the Baltimore and Susquehanna Railroad which joined Monkton to the city of Baltimore in 1838.²⁵ With this came new building in the town of Monkton and additional prosperity due to summer visitors. Shortly after the railroad was completed, the only engine "disintegrated" and the cars were drawn by horses for a few years. Of all the five routes of the Baltimore and Susquehanna, the one going through Monkton on the way from Baltimore to York Pennsylvania was one of two profitable ones when all were amalgamated into the North Central Railroad in 1854. Failure to meet payments on loans from the State of Maryland and the resulting fall in the value

²⁴ Direct Federal Tax Assessment, Harford County, 1798, Microfilm, Maryland Historical Society.

²⁵ Evening Sun, July 3, 1939 - Map of routes of Baltimore and Ohio Railroad (1844-1845) - Enoch Pratt Library, Maryland TH 2791 B31Z86.

(See continuation sheet no. 13)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 13

My Lady's Manor

of the stock enabled the Pennsylvania Railroad to buy the North Central in 1860. The war years were profitable and the Pennsylvania Railroad route from Baltimore to Harrisburg by way of Monkton and York, Pennsylvania prospered.²⁵ 26, 27 The Monkton Station (Photograph #2) was built in 1890 and still stands despite the discontinuation of service since 1958.²⁸

None of the important land routes touched the Manor.²⁹ At the end of the 18th century the York Road was a busy thoroughfare. Only two roads existed within the boundaries of the Manor: from the Chapelle to the Mill (Monkton Road)³⁰ and the Old York Road to Lancaster on which Washington was said to have traveled, stopping at Slades Tavern on the Manor.³¹ The map of 1850 shows only these as well as Wesley Chapel, Troyer, Markoe, J. M. Pearce and Hess Roads. On the 1877 map Pleasant Valley Road appears, but this has since been discontinued as a throughway and only the foundations of the houses along it remain.

Even to present time, the roads are narrow and fortunately restrict heavy traffic and large vehicles. All bridges over the Big and Little Gunpowder and Charles Run are one lane bridges, some over one hundred years old (Photograph #3).

²⁵ Evening Sun, July 3, 1939 - Map of Routes of Baltimore and Ohio Railroad (1844-45) Enoch Pratt Library, Maryland, TH 2791 B31Z86.

²⁶ Ibid., Evening Sun, June 24, 1955.

²⁷ Historical Atlas, Department of Economic and Community Development, State of Maryland, 1973, p. 47.

²⁸ News American, June 9, 1974.

²⁹ Historical Atlas, op. cit., pp. 43, 45.

³⁰ Patents to various owners. See patent to Temperance Bacon, Liber IC # H, folio 706.

³¹ Turner and Hutchins, op. cit., p. 17.

(see continuation sheet no. 14)

BA-2550

Form No. 10-300a
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 15

My Lady's Manor

and is seen repeatedly in land records. It is customary at the present time for residents of Baltimore and neighboring areas in Maryland to refer to the area as My Lady's Manor and the resident to be spoken of as living "on The Manor".

This isolation and unity of The Manor is threatened in the future. The Harrisburg Expressway and proposed highways increase the accessibility of this area for further development. The proposed widening of the bridge over Loch Raven Reservoir and the widening of the Jarrettsville Pike forecasts disruption of this close-knit agricultural community. The zoning battle which was won in 1972 will flare up again in the near future, and if this remnant of Maryland is to be preserved, it must be done now.

BA-2550

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 16

Appendix I - Maps

There are in existence three surveys of My Lady's Manor for which a literal description of the boundaries are available. These are the original patent in 1713¹, the survey done by George Presbury, the surveyor of Baltimore County in September, 1788², and the re-survey of June, 1791, done at the request of Thomas Bond³. The survey done for Thomas Brerewood in which My Lady's Manor was originally laid out in parcels has been lost and the survey done for the Commissioners of Confiscated British Property in 1782 cannot be found, although the certificates of survey for the individual properties exists for about 70% of the auctioned parcels.

Of the three existing surveys, the 1791 document gives the directions in degrees, whereas the earlier ones give only compass directions.

The benchmark for the 1713 and 1788 surveys are no longer in existence. Putting those boundaries on a map then would be an arbitrary action. For the survey of 1791 stones were placed at boundary changes with some searching, the original benchmark cornerstone in the southwest corner of My Lady's Manor was located. (Photograph 1). This stone is in its proper position on the appropriate property line and contains the markings as described in the original survey. We are confident of its proper location. Using the location of this stone, the outline of The Manor as defined in 1791 was then laid out. When placed on the tax map (Map 2), there appeared a discrepancy between the boundary and the supposed boundary of The Manor which had been projected from property lines. As can be seen from this map, there are a number of the original boundary lines from the 1782 auction which still represent boundary lines of properties on The Manor. Several of these were laid off on the map and a conjectured boundary of The Manor was thus obtained. Attempts were made to make these two boundaries coincide, but this was not possible using the benchmark stone as a point of location.

The only conclusion that could be drawn from this was that there was an error either in the survey of 1782 laying out the parcels to be auctioned off or the 1791 boundary as the actual boundary of The Manor since its literal description it corresponded to the two previous surveys which were available and there seemed to be some legal precedence for this boundary.

¹Liber DD #5 pt. 2, folio 806

²Resurvey Plats #54, Hall of Records, Annapolis, Maryland

³Liber WG #GG, folio 524-5

(See continuation sheet no. 17)

BA-2550

Form No. 10-3004
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 17

APPENDIX 1 - MAPS

In 1803 on the petition of Elijah and Thomas Sparks, a piece of property known as "Fairplay" which lay in the southwesternly corner of The Manor was awarded to these two persons by the State of Maryland. It was property which had been confiscated by the Alien Property Commission and not sold in the 1782 auction. Apparently, Thomas and Elijah Sparks noted the discrepancy between the southern border of their properties and the northern boundary of Clynmalira. The southern border of The Manor and the northern border of Clynmalira were coincident. In this action Thomas Sparks received 37 acres and Elijah Sparks 13-1/4 acres⁴.

At present time, there is no evidence that any of the other owners of peripheral lots were aware of the discrepancy in these surveys since there were no further claims for this ground.

⁴ Salebook of Confiscated British Property. Sold by Executive. 1801-1818, pp. 5-7. Liber WG 79, folio 389.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

BA-2550

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

My Lady's Manor

Late 19th Century, vernacular
Richard Cromwell House
Houcks Mill
Guild House

Contemporary
** Bunting House

- * Dated by datestone
- ** Dated by documentary reference

SIGNIFICANCE -- ITEM NUMBER 8 CONTINUED - MY LADY'S MANOR

As is so frequent even at the present time, an error occurred concerning the transcription of the original boundaries of The Manor, and when the discrepancy in the title issued to Thomas Brerewood, Sr. was discovered, an early legal problem threatened, but was averted by the action of Governor Sharpe.³

A survey of the property was made by William John Bond and the 10,000 acres was divided into lots of varying sizes which were then leased to tenants. These leases were for the duration of life of the tenants and prescribed the rights of both tenant and landlord, and the yearly rent, payable in tobacco.⁴ The elder Brerewood, in addition, established a small center on the Big Gunpowder which he called Charlottetown after his daughter-in-law. Nearby, he built a house and warehouses for the storage and shipping of tobacco which was the currency of most of the tenants.⁵ This apparently was a thriving community until the elder Brerewood died suddenly in 1746. His will, filed February 10, 1746, designated

³Letter from Governor Sharpe to Cecilius Calvert, Arch. Md. VI, p. 101.

⁴See leases from Thomas Brerewood. List of Grantors 1624-1768. Baltimore Land Records.

⁵Turner, Robert N. and Hutchins, Elmore, St. James of My Lady's Manor 1750-1950, Baltimore, 1950, p. 106 and following.

(See continuation sheet No. 8)

MAJOR BIBLIOGRAPHY REFERENCES

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10,000 acres

UTM REFERENCES

A 1 8 3 6 1 9 7 0 4 3 8 6 9 8 0
 ZONE EASTING NORTHING
 C 1 8 3 6 7 5 4 0 4 3 7 8 0 0 0

B 1 8 3 7 0 3 2 0 4 3 8 6 1 9 d
 ZONE EASTING NORTHING
 D 1 8 3 5 9 7 7 0 4 3 8 0 9 0 d

VERBAL BOUNDARY DESCRIPTION

ACREAGE JUSTIFICATION:

Original grant from Third Lord Baltimore (See statement of Significance.)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME/TITLE

Dr. Robert M.N. Crosby

(cas)

ORGANIZATION

Manor Area Association

DATE

February 1975

STREET & NUMBER

TELEPHONE

CITY OR TOWN

Monkton

STATE

Maryland

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE X LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

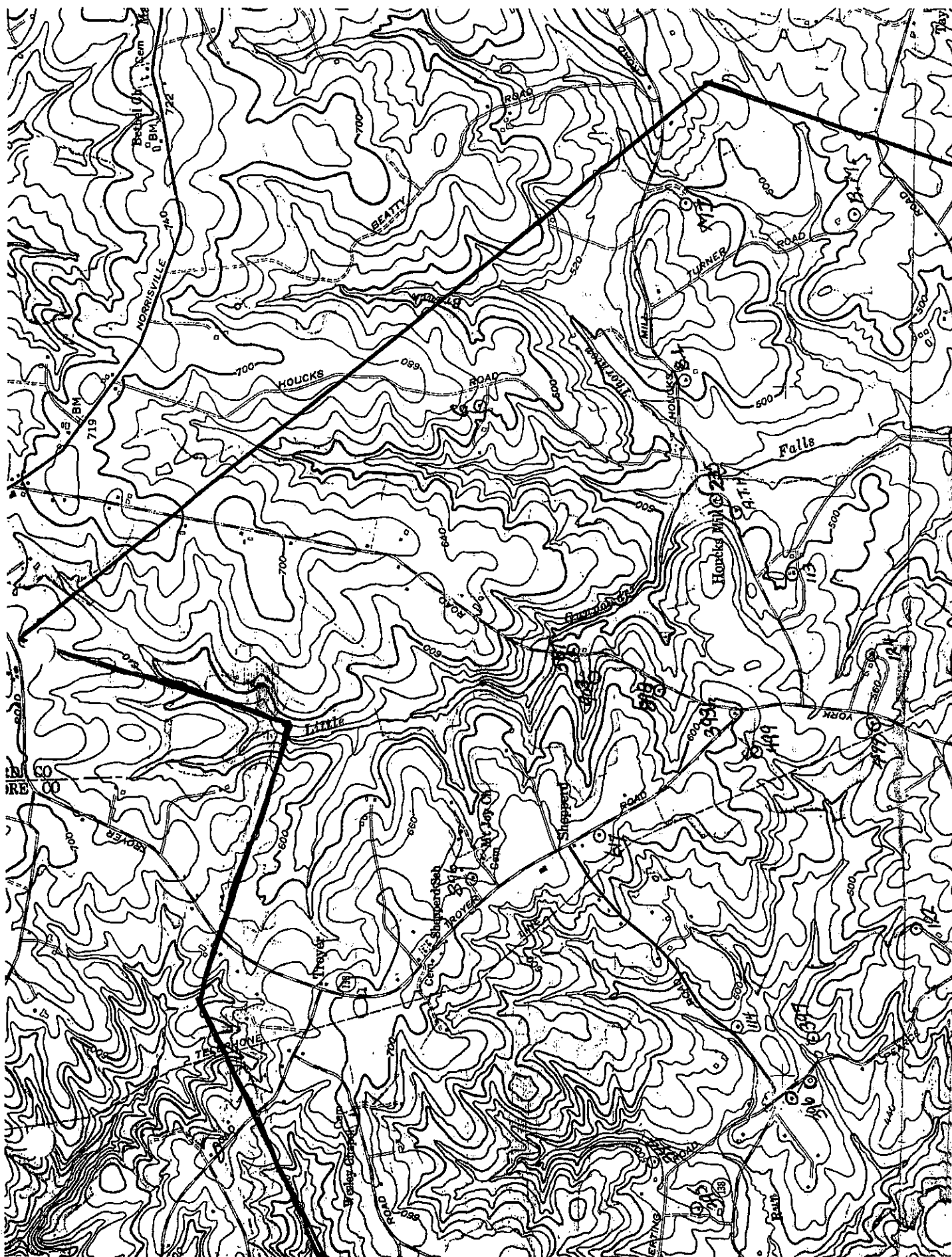
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST

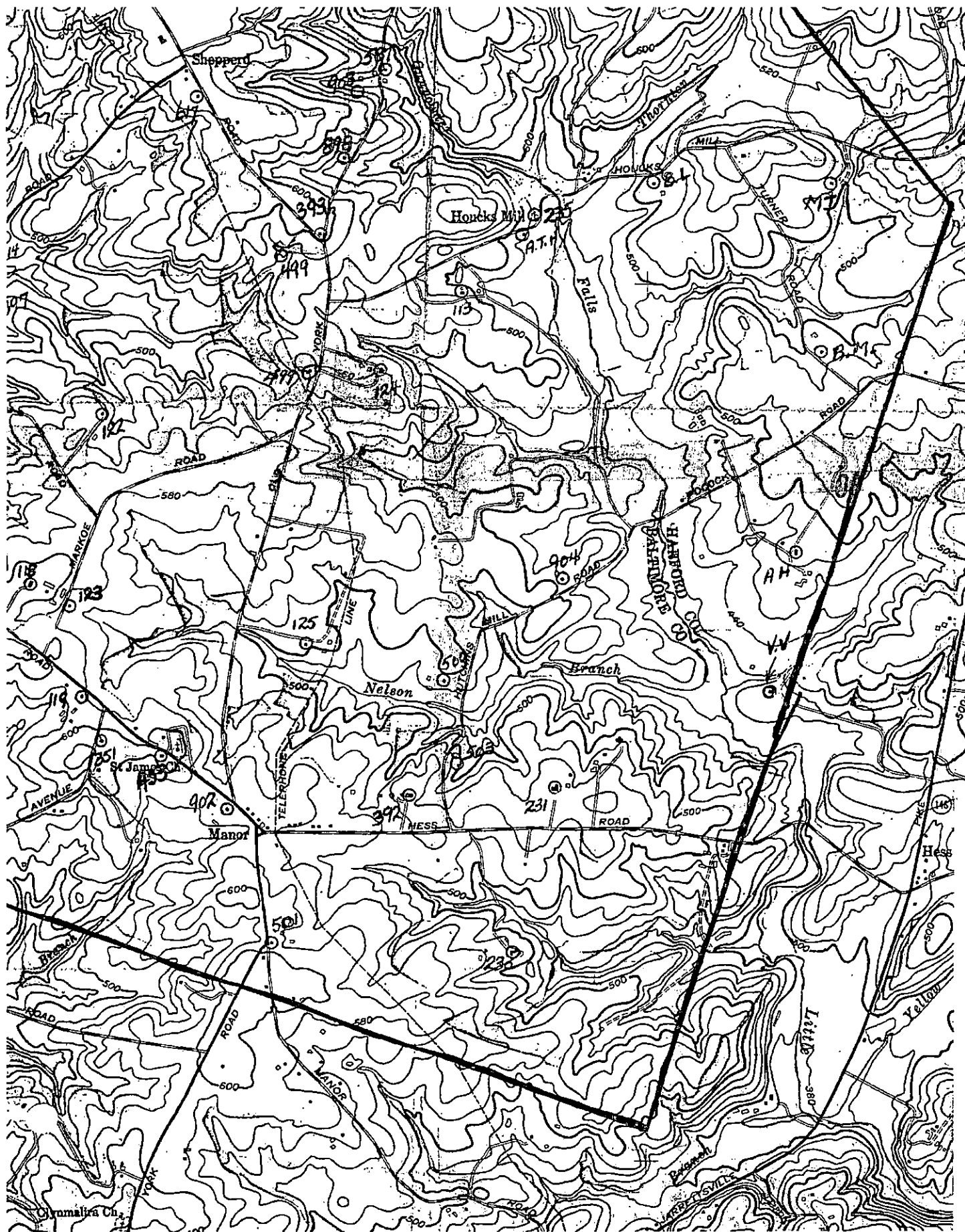
DATE

KEEPER OF THE NATIONAL REGISTER

0552-40
511
0

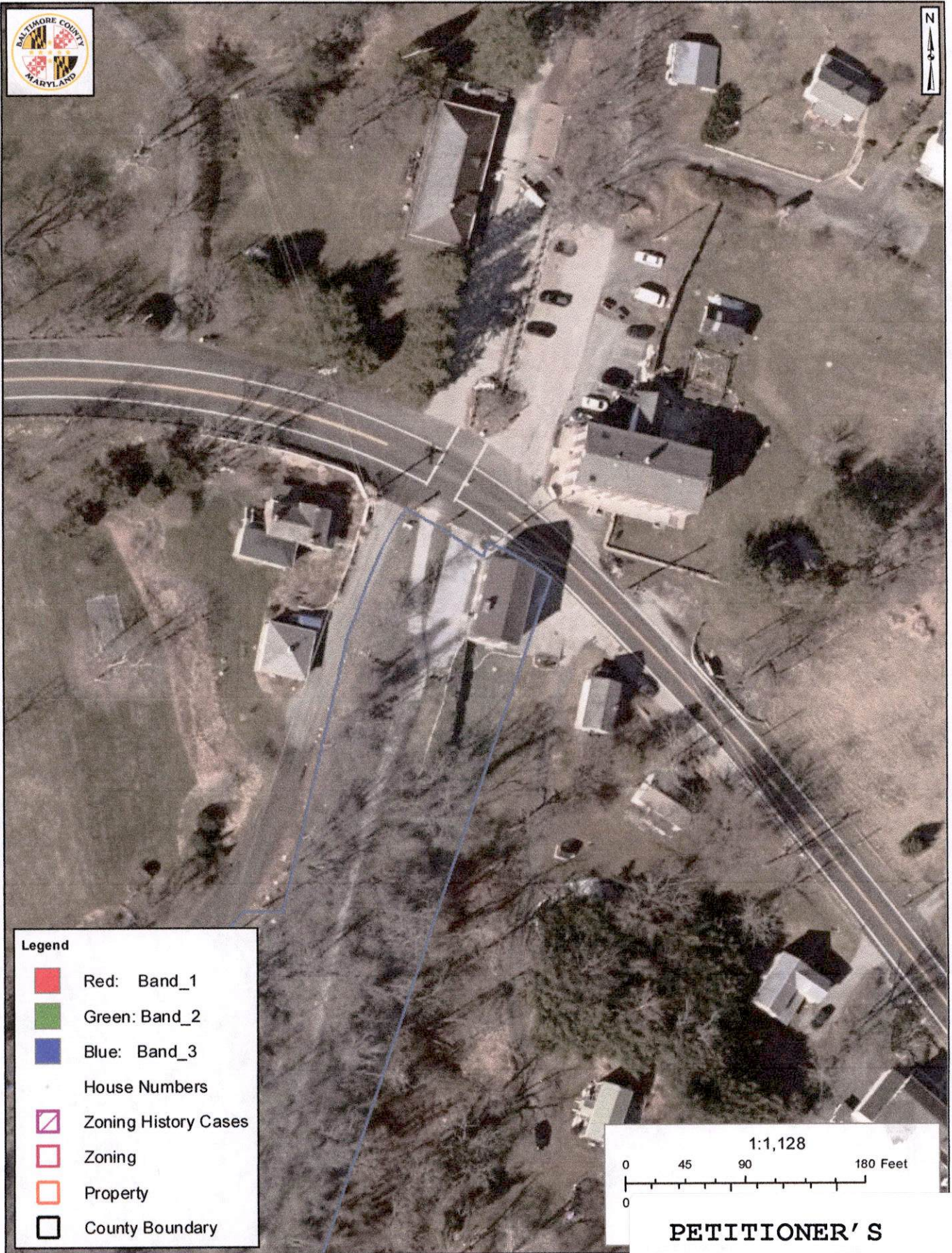






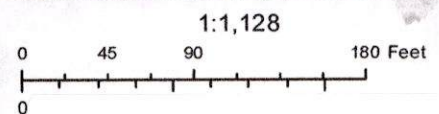
BA-2550

Baltimore County - My Neighborhood



Legend

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- House Numbers
- ▨ Zoning History Cases
- ▨ Zoning
- ▨ Property
- ▨ County Boundary



PETITIONER'S

EXHIBIT NO. 6

























M









PETITIONER'S

EXHIBIT NO. 8



























CASE NAME 1901 MONKTON LLC
CASE NUMBER 2019-0053-SP4X
DATE 11/2/18

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
Received

Department

9/12

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

No Comment

9/18

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

Comment

FIRE DEPARTMENT

9/24

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

No Objection

8/27

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/12/18

SIGN POSTING (1st) Date: 10/11/18 by DoakSIGN POSTING (2nd) Date: 10/29/18 by DoakPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE						
Account Identifier:			District - 10 Account Number - 1023000700						
Owner Information									
Owner Name:		1901 MONKTON LLC			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		PO BOX 310 RIDERWOOD MD 21139-0310			Deed Reference:		/19330/ 00638		
Location & Structure Information									
Premises Address:		MONKTON RD 0-0000			Legal Description:		LT SE MONKTON RD 300 SW MONKTON SHEPPERD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0029	0001	0223		0000				2017	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area 21,780 SF		County Use 04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2018 As of 07/01/2019		
Land:			5,400		5,400				
Improvements			0		0				
Total:			5,400		5,400		5,400		5,400
Preferential Land:			0						0
Transfer Information									
Seller: WALKER JAMES BONFIELD Type: ARMS LENGTH VACANT				Date: 12/22/2003 Deed1: /19330/ 00638			Price: \$7,500 Deed2:		
Seller: WALKER PERCY G Type: NON-ARMS LENGTH OTHER				Date: 02/09/1987 Deed1: /07407/ 00601			Price: \$0 Deed2:		
Seller: Type:				Date: Deed1:			Price: Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2018		07/01/2019		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt: Exempt Class:			Special Tax Recapture:						

NONE

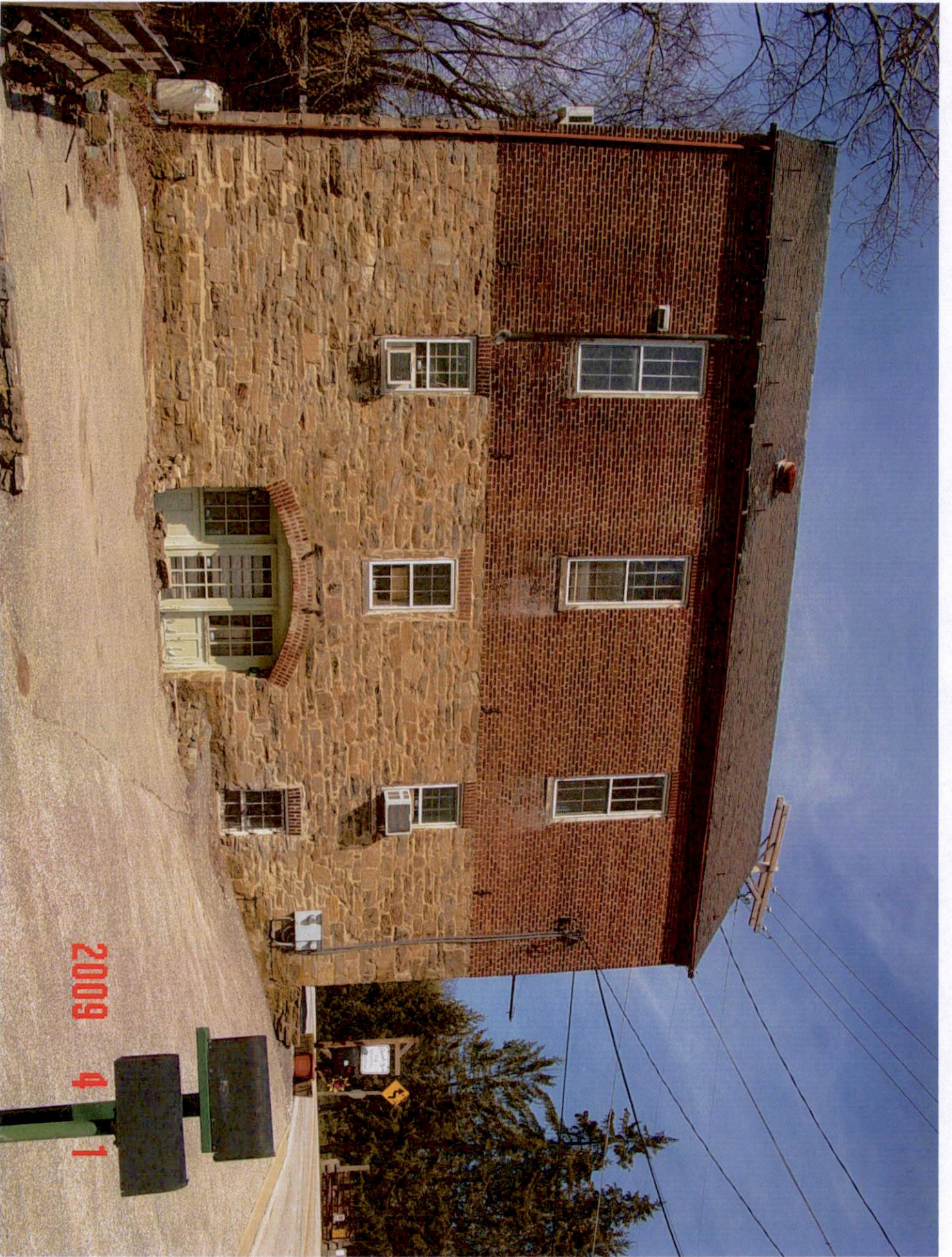
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

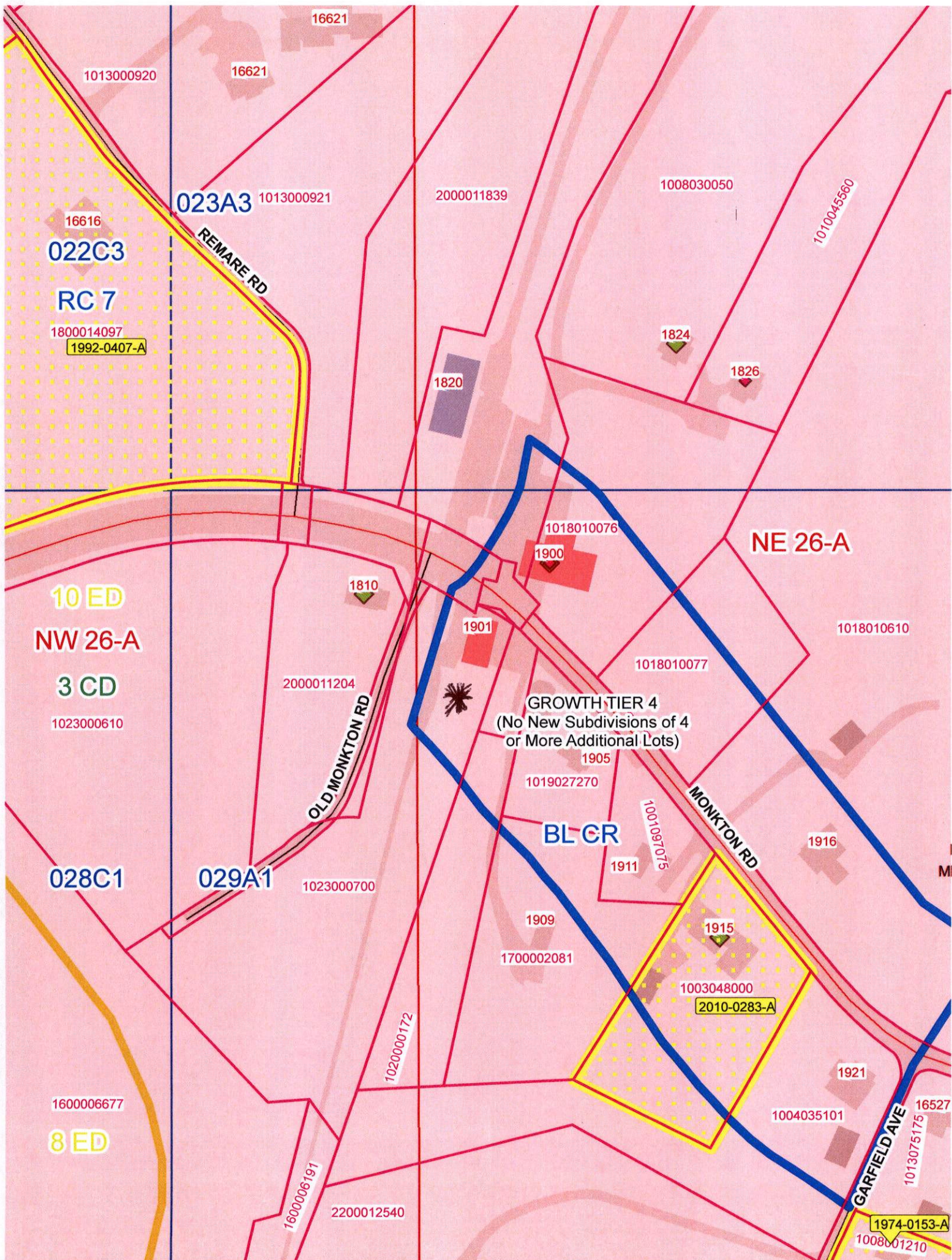
Homeowners' Tax Credit Application Status: No
Application

Date:



2009 4 1





GENERAL SITE INFORMATION

- Ownership: 1901 Monkton LLC
P.O. Box 310 Ridewood, MD 21139
- Address: 1901 Monkton Road Monkton, MD 21111
- Deed references: SM 15534/ 106
- Area: 21,780 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 29 / 223 / 10-23-000700
- Election District: 10 Councilmanic District: 3
ADC Map: 423588 GIS tile: 029A1 Position sheet: 103NW1
Census tract: 410100 Census block: 24005410100
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 029A1 and the information provided by Baltimore County on the internet.
- Improvements: Two story brick building & parking area. The existing building and parking area will remain.

OFFICE OF ZONING

Zoning: BL CR There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 2
Required commercial parking spaces: 7 (1.8 x 3.3 = 7)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 BCZR)
Total parking spaces required on site: 9
Parking spaces provided on site: 4

BL CR Setbacks for Commercial Buildings

Front: 10 feet / 40' from the center line of a street
Side: 0 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing building is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

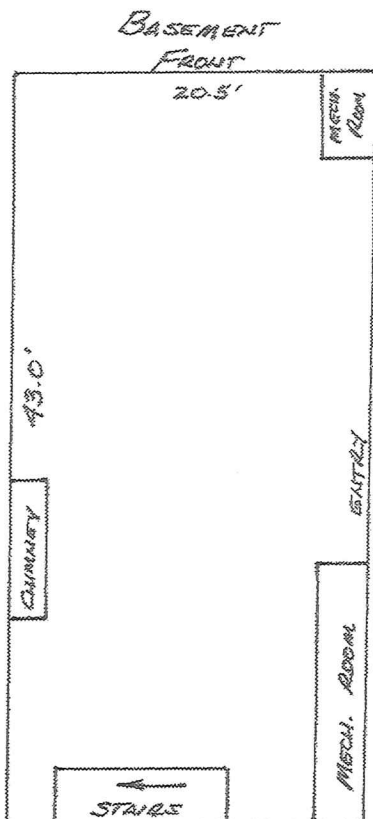
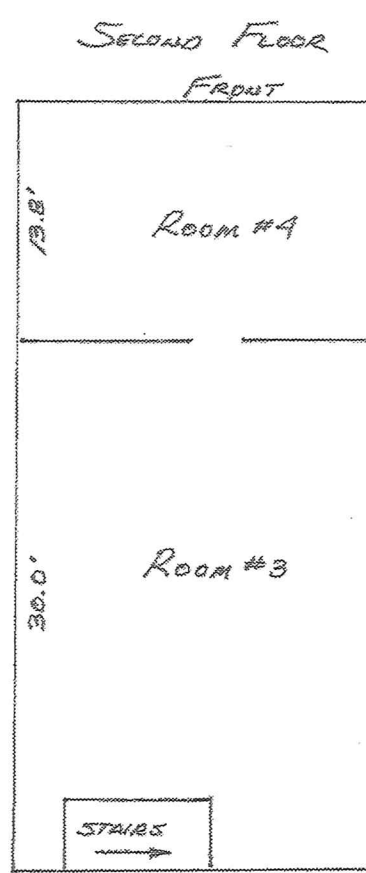
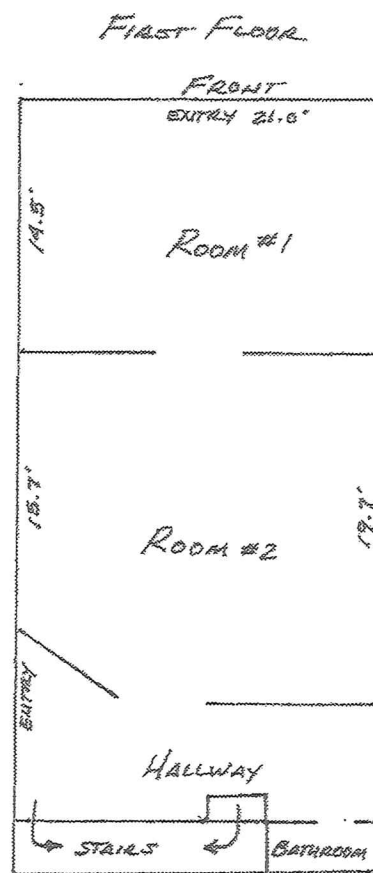
Regional Planning District: Jacksonville District Code: 305

Growth Tier: 4 Preservation & conservation areas- no major subdivisions on septic

- The subject dwelling is not historic. The subject property is in the My Lady's Manor Historic District & Monkton Historic District.

PROPOSED DEVELOPMENT

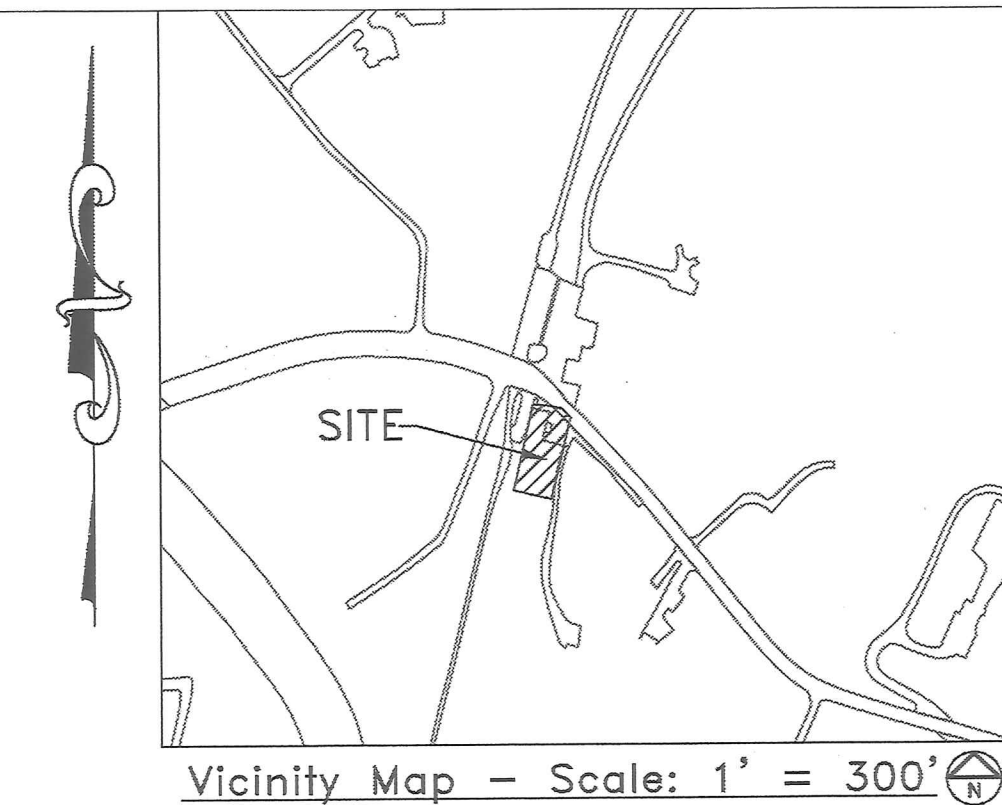
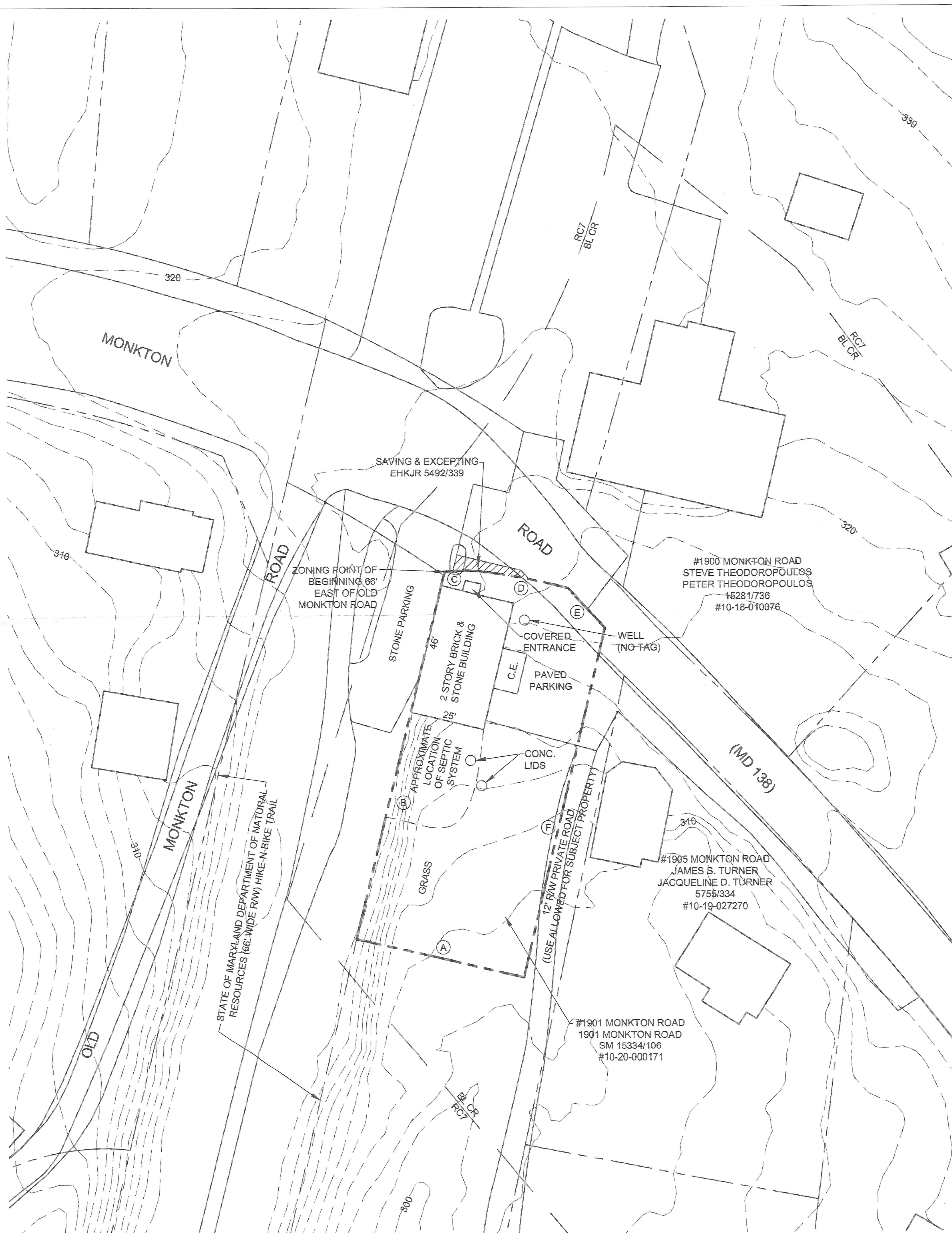
To use the subject property and building for both office and residential use



FLOOR PLANS (NFS):
FIRST FLOOR = 924 SF
SECOND FLOOR = 924 SF
BASEMENT = 924 SF
TOTAL = 2,772 SF

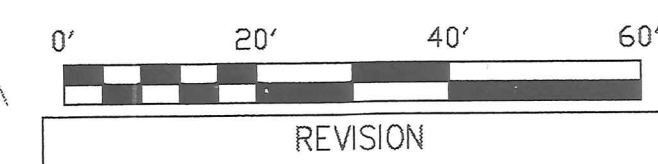
PROPOSED USE:
RESIDENTIAL - SECOND FLOOR 924 SF
COMMERCIAL - FIRST FLOOR & BASEMENT 1,848 SF

FLOOR PLANS



SUBJECT PROPERTY COURSES & DISTANCES

(A)	N66°19'W	62.67'		
(B)	N24°36'E	137.46'		
(C)	R = 60.00'	L = 12.74' CHD	S79°22'16"E	12.71'
(D)	R = 210.00'	L = 33.09' CHD	S67°56'51"E	33.06'
(E)	S31°55'E	19.57'		
(F)	S23°52'E	113.79'		



2019-0053-SPHX

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1901 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/15/2018
Scale: 1" = 20'

STATE OF MARYLAND
BRUCE E. DOAK
REGISTERED
SURVEYOR
NO. 531
EXPIRATION DATE 12/31/2024

GENERAL SITE INFORMATION

- Ownership: 1901 Monkton LLC
P.O. Box 310 Riderwood, MD 21139
- Address: 1901 Monkton Road Monkton, MD 21111
- Deed references: SM 15534/ 106
- Area: 21,780 sq. ft. (per SDAT)
- Tax Map / Parcel / Tax account #: 29 / 223 / 10-23-000700
- Election District: 10 Councilmanic District: 3
ADC Map: 423588 GIS tile: 029A1 Position sheet: 103NW1
Census tract: 410100 Census block: 24005410100
Schools: Sparks ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 029A1 and the information provided by Baltimore County on the internet.
- Improvements: Two story brick building & parking area. The existing building and parking area will remain.

OFFICE OF ZONING

Zoning: BL CR There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 2
Required commercial parking spaces: 7 (1.8 x 3.3 = 7)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 BCR)

Total parking spaces required on site: 9

Parking spaces provided on site: 4

BL CR Setbacks for Commercial Buildings

Front: 10 feet / 40' from the center line of a street
Side: 0 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The existing building is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

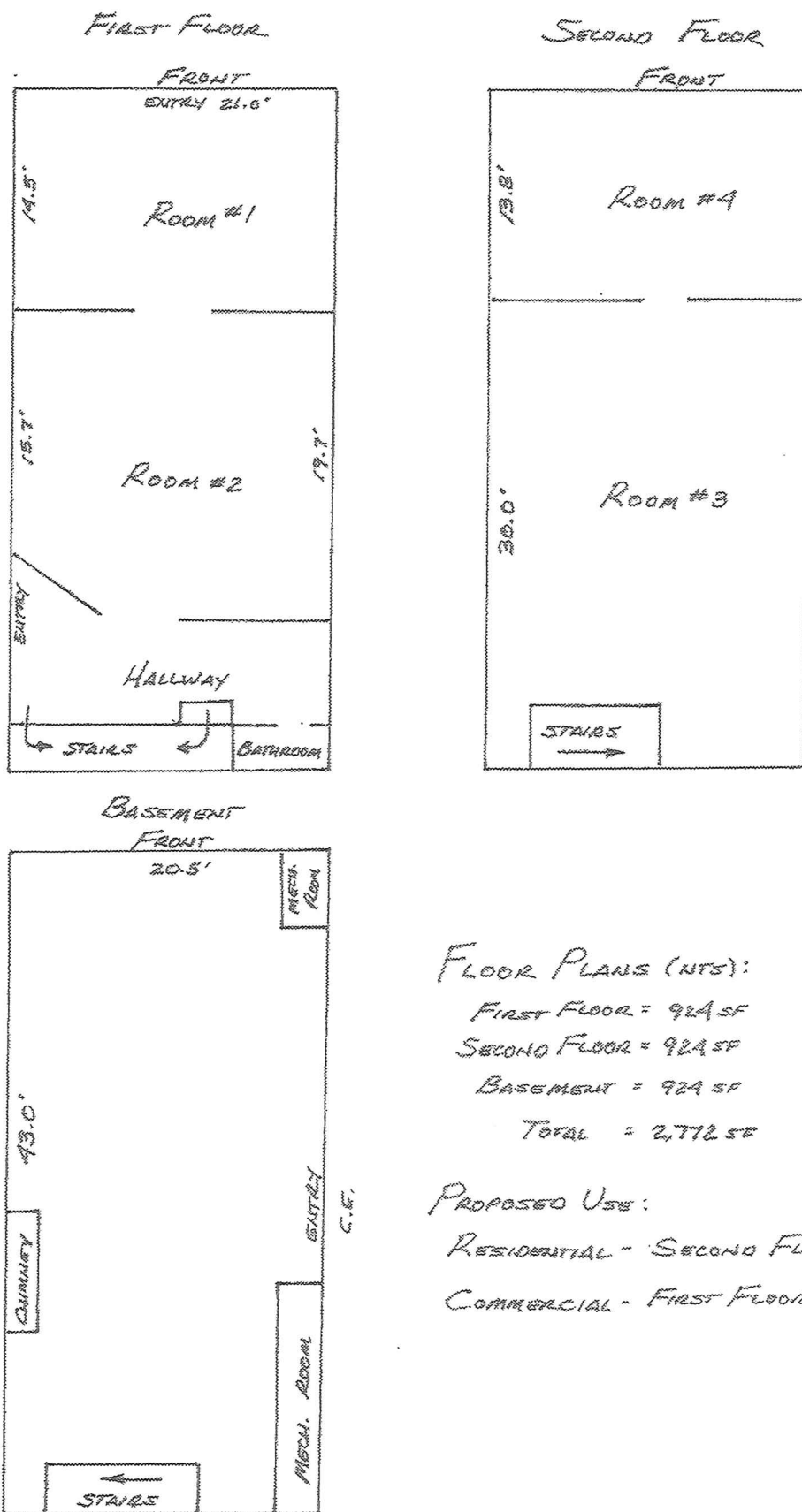
Regional Planning District: Jacksonville District Code: 305

Growth Tier: 4 Preservation & conservation areas- no major subdivisions on septic

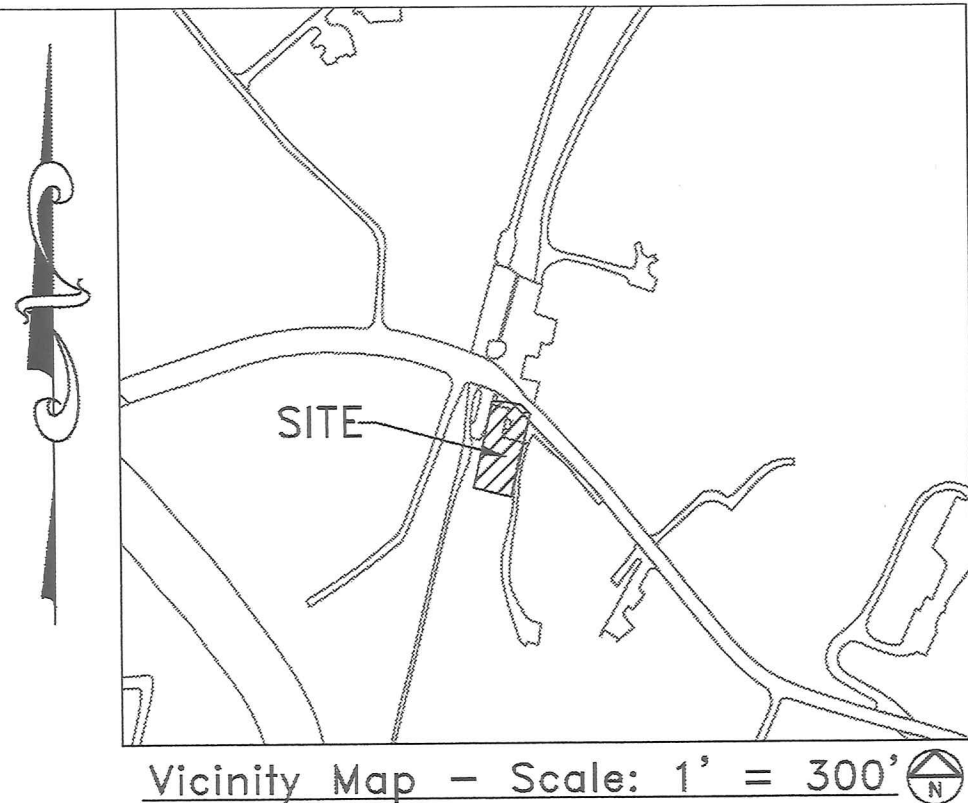
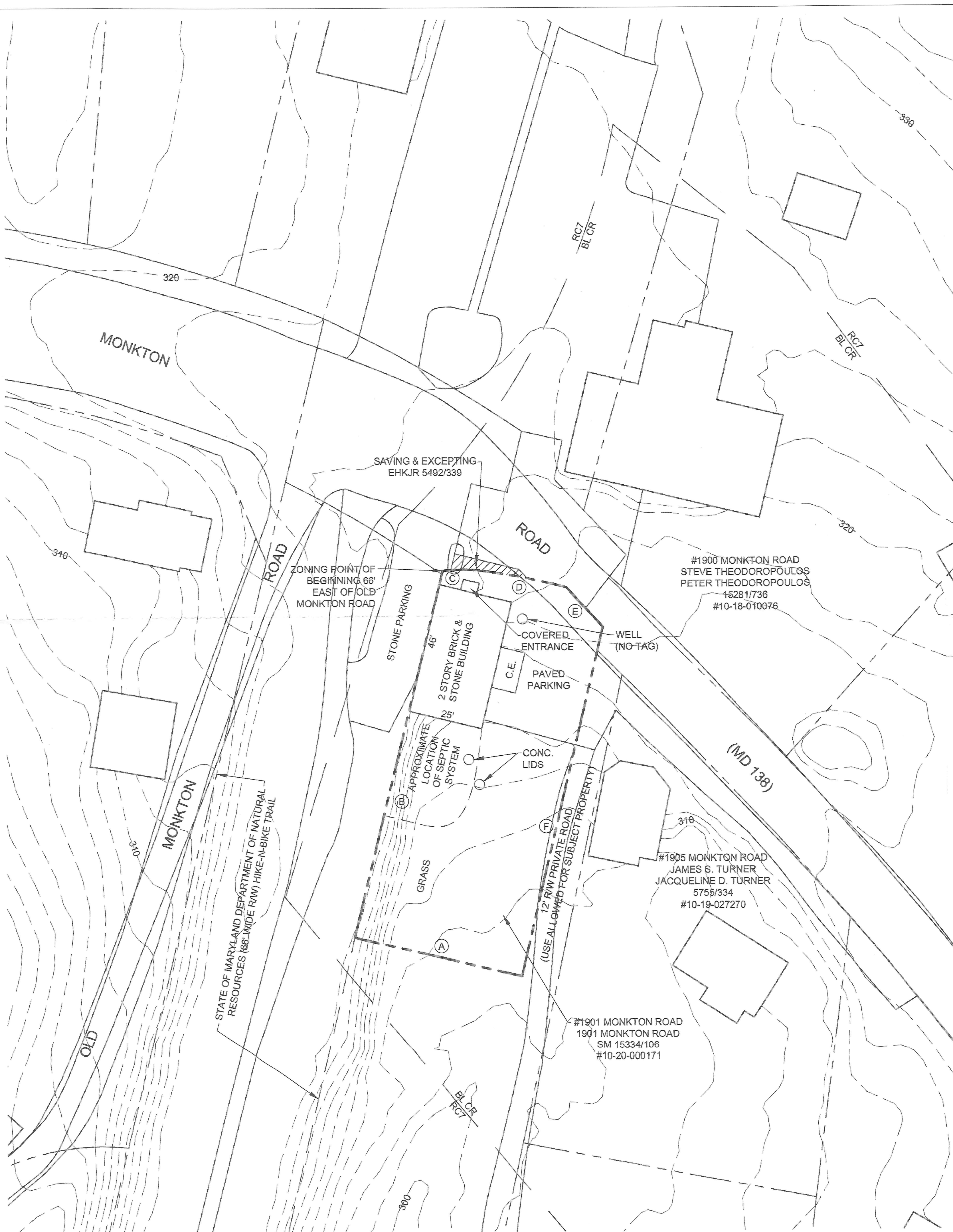
- The subject dwelling is not historic. The subject property is in the My Lady's Manor Historic District & Monkton Historic District.

PROPOSED DEVELOPMENT

To use the subject property and building for both office and residential use

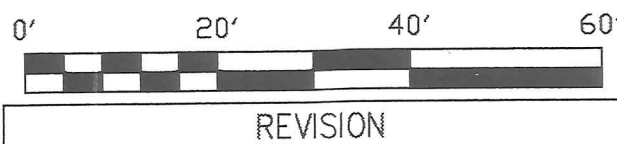


FLOOR PLANS



SUBJECT PROPERTY COURSES & DISTANCES

(A)	N66°19'W	62.67'		
(B)	N24°36'E	137.46'		
(C)	R = 60.00'	L = 12.74' CHD	S79°22'16"E	12.71'
(D)	R = 210.00'	L = 33.09' CHD	S67°56'51"E	33.06'
(E)	S31°55"E	19.57'		
(F)	S23°52'E	113.79'		



2019-0053-SP4X

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freetland, MD 21053
o 443-990-5585 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1901 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/15/2018
Scale: 1" = 20'

STATE OF MARYLAND
BRUCE EDWIN DOAK
REGISTERED
SURVEYOR
EXPIRATION DATE 12/31/2024

GENERAL SITE INFORMATION

- 1. Ownership: 1901 Monkton LLC
P.O. Box 310 Riderwood, MD 21139
- 2. Address: 1901 Monkton Road Monkton, MD 21111
- 3. Deed references: SM 15534/ 106
- 4. Area: 21,780 sq. ft. (per SDAT)
- 5. Tax Map / Parcel / Tax account #: 29 / 223 / 10-23-000700
- 6. Election District: 10 Councilmanic District: 3
ADC Map: 423588 GIS tile: 029A1 Position sheet: 103NW1
Census tract: 410100 Census block: 24005410100
Schools: Sparks ES Hereford HS Hereford HS
- 7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 029A1 and the information provided by Baltimore County on the internet.
- 8. Improvements: Two story brick building & parking area. The existing building and parking area will remain.

OFFICE OF ZONING

Zoning: BL CR There are no previous zoning cases on the subject parcels.

Parking Calculations

Required residential parking spaces: 2
Required commercial parking spaces: 7 (1.8 x 3.3 = 7)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.1 BCCR)
Total parking spaces required on site: 9
Parking spaces provided on site: 4

BL CR Setbacks for Commercial Buildings

Front: 10 feet / 40' from the center line of a street
Side: 0 feet
Rear: 20 feet

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- 1. The existing building is currently served by a private well and septic system.
- 2. There are no underground storage tanks on the subject property.
- 3. The subject property is not in the Chesapeake Bay Critical Area.
- 4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

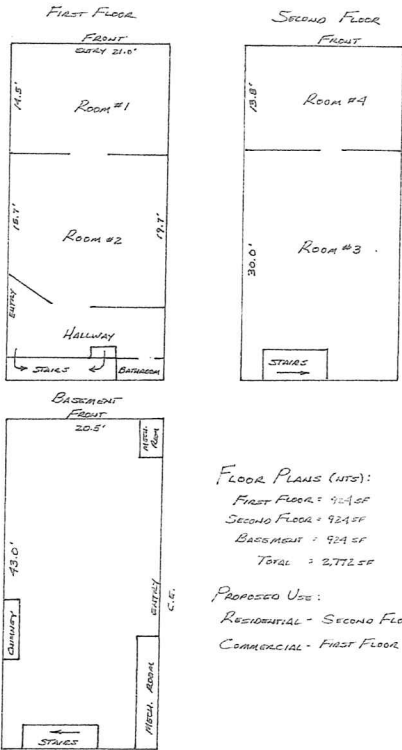
Regional Planning District: Jacksonville District Code: 305

Growth Tier: 4 Preservation & conservation areas- no major subdivisions on septic

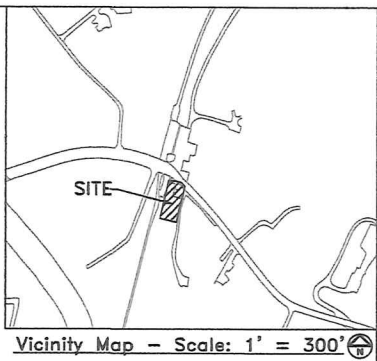
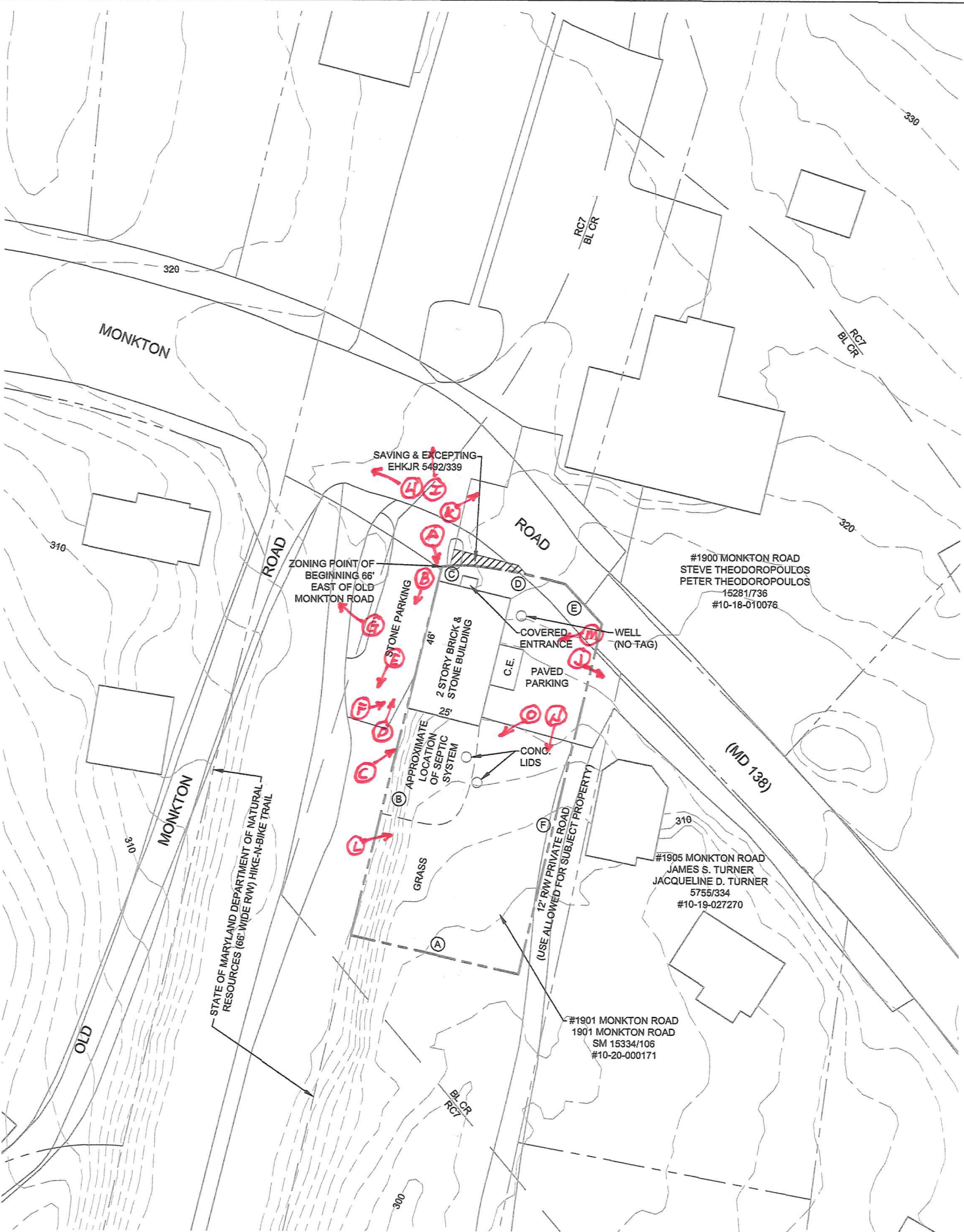
- 1. The subject dwelling is not historic. The subject property is in the My Lady's Manor Historic District & Monkton Historic District.

PROPOSED DEVELOPMENT

To use the subject property and building for both office and residential use



FLOOR PLANS



SUBJECT PROPERTY COURSES & DISTANCES

A	N66°19'W	62.67'		
B	N24°36'E	137.46'		
C	R = 60.00'	L = 12.74' CHD	S79°22'16"E	12.71'
D	R = 210.00'	L = 33.09' CHD	S67°56'51"E	33.06'
E	S31°55'E	19.57'		
F	S23°52'E	113.79'		

PLAN TO ACCOMPANY PHOTOS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4936
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
FOR
#1901 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 8/15/2018
Scale: 1"= 20'

PETITIONER'S

EXHIBIT NO. 7
PHOTOS A - O