

460 87-57-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the existing location of the garage which was established prior to 1950. It has become impractical and impossible to expand the garage storage and usage due to the fact it shall not be located on 50% of the third of the lot farthest removed from the street and located on a corner lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense, of above Variance advertising, posting, etc., upon filing of this petition, 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.

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

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

220 Montrose Avenue (301) 744-3108
Baltimore, Maryland 21228
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Michael Owings 21227
1800 Colonial Rd 298-0476
Address Phone No.

Attorney's Telephone No.: 825-1517

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of August, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1987, at 10:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

August 25, 1987

Mr. & Mrs. John F. Doetzer
220 Montrose Avenue
Baltimore, MD 21228

RE: Case No. 87-57-A
John F. Doetzer, et ux

Dear Mr. & Mrs. Doetzer:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals regarding the subject case.

Sincerely,

Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Nancy E. Paige, Esquire
Phyllis C. Friedman, Esquire
Mr. Thomas M. Scott, III
Mr. Michael Owings
Norman E. Gerber
James G. Hoswell
J. Robert Haines
James E. Dyer
Margaret E. du Bois

IN THE MATTER OF
THE APPLICATION OF
JOHN F. DOETZER, ET UX
FOR A ZONING VARIANCE ON
PROPERTY LOCATED ON THE NW/4COR
OF MONTROSE AVENUE AND RIDGE RD.
(220 MONTROSE AVENUE)
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-57-A

OPINION

This case comes before the Board on appeal from a request for a variance to permit an existing garage and to permit a roof addition (carport) outside the rear one-third of the lot. On December 15, 1986, the Deputy Zoning Commissioner granted the existing garage and denied the roof addition.

Mrs. Mary Doetzer, property owner at 220 Montrose Avenue, testified as to her reasons for wanting this carport in the proposed location. She noted that the existing garage, which has been there since 1920, was converted to a storage room and was too small for modern automobiles. She entered a series of photographs of the area and the proposed site and noted that the proposed carport will be screened from view. She cited as her main reasons for this location the existence of the concrete pad in front of the garage, a difficulty with locating the proposed carport somewhere else on the site and the need for the carport because of the damage of the large trees beneath which the automobiles must be parked.

Allen Lloyd, a nearby resident, testified that he is very familiar with this site and has no objection to the proposed addition.

John Doetzer, property owner, testified that he had estimates to relocate the carport on the north side of the existing garage which would not require a variance but, because of the existing tree and other problems, the difference in cost would be between \$6,000 and \$7,000 more to build it on the north side versus the south side. This concluded Petitioner's case.

Case No. 87-57-A
John F. Doetzer, et ux

Protestant's case consisted entirely of testimony from the adjacent neighbor. He entered as Protestant's Exhibit #3 a sketch of the site differences in the area and a series of photographs of his property and the subject site. His main concern hinged on the aesthetic impact of this addition to his property and to other properties in the area and a concern that this construction could be the beginning of a domino effect that would affect other houses in the area.

Mrs. Marjory Knoop testified that prior to the alterations of the existing garage it was used for the storage of automobiles and this use could be reinstated. This concluded Protestant's case.

The concerns of the neighbor, Mr. Knoop, regarding the aesthetic effects of the proposed structure on his property are not persuasive. The Doetzers could erect a privacy fence or heavy tall screening or any number of things without any problems whatsoever that could effectively destroy Mr. Knoop's view of the Doetzers' property. However, by any interpretation, Section 307 which delineates the power of this Board to grant a variance, in the opinion of this Board, has not been met. While the existence of the concrete pad and the desire to erect the carport in this precise location are the wishes of the Petitioner, there is evidence that other alternatives are available to them. Variances may be granted only where strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship. It is the opinion of this Board that enough alternatives are available to the Doetzers to accomplish protection for the automobiles without the need for a variance and therefore the variance for the carport must be denied. There is ample evidence that the garage has been in existence for many, many, many years and therefore the variance to permit the existing garage will be granted.

Case No. 87-57-A
John F. Doetzer, et ux

ORDER

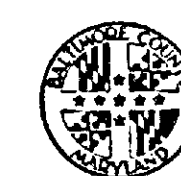
It is therefore this 25th day of August, 1987, by the County Board of Appeals of Baltimore County ORDERED that the variance to permit the existing garage be and the same is GRANTED.

IT IS FURTHER ORDERED that the variance to construct the proposed carport be and the same is DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett, Chairman
Leroy E. Spurrier
Patricia Phipps



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
June 18, 1987

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 87-57-A
JOHN F. DOETZER, ET UX
NW/cor of Montrose Avenue & Ridge Road
(220 Montrose Avenue)
1st Election District
VAR -to permit an existing garage and roof addition outside of the rear one-third of the lot farthest removed from both streets
12/15/86 -D.Z.C. GRANTED existing garage; DENIED addition

which had been assigned for hearing on Thursday, June 18, 1987 has been POSTPONED IN OPEN HEARING at the request of Appellant/Petitioner and with agreement of all Counsel and has been

REASSIGNED FOR: WEDNESDAY, JULY 22, 1987 at 10:00 a.m.

cc: Nancy E. Paige, Esquire Counsel for Appellee/Protestant
John F. Doetzer, et ux Appellants
Mr. Michael Owings
Mr. Thomas M. Scott, III
Phyllis C. Friedman, Esquire People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

Kathi Weidenhammer
Administrative Secretary

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER Date: Oct. 1, 1987
FROM: BOARD OF APPEALS
SUBJECT: Case No. 87-57-A John F. Doetzer, et ux

Inasmuch as there have been no further appeals re the above, we are returning said file.

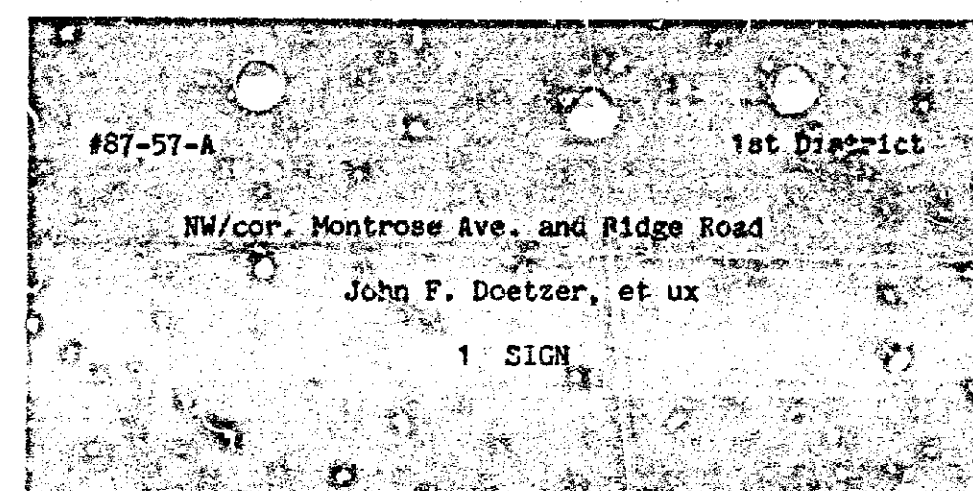
June Holmen

Follow with new Case.

8/18/87 - Conversation with Mary Doetzer -she telephoned re Memorandum submitted by Nancy Paige, Esq.
Ms. Doetzer to respond to Memorandum within one week.
Hold Opinion until such time as letter is received from Ms. Doetzer (she will also advise if she decides not to respond).

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: January 24, 1987
Posted for: Appeal
Petitioner: John F. Doetzer
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
Location of Signs: NW/cor. of Montrose Ave. and Ridge Rd.
Remarks:
Posted by: K. J. Weidenhammer Date of return: January 30, 1987
Number of Signs: 1



We, the undersigned, neighbors of Mr and Mrs John F. Doetzer, 220 Montrose Ave, Baltimore, Md. 21228, have no objection to their proposed plans for a carport addition to their existing garage requiring a zoning variance.

Barney Fitzgerald Nancy Spunkus M.D.
1603 Ridge Road 219 Montrose Ave -
Catonsville, MD 21228 12/2/86
12/2/86 782-5767

Doris and Allen Reed
816 Oak Forest Ave.
Catonsville, Md 21228
12/2/86 744-1059

Leslie Kriffiche
305 Oak Forest Ave
Catonsville, MD 21228
12/2/86
William M. Paul
305 Oak Forest Ave
Catonsville, MD 21228
Dec. 2, 1986

Nancy Miller
1603 Ridge Rd
21228 12/2/86

Mrs. Donald S. Mohler
301 Montrose Ave
12/2/86

Mrs. Carol Baker
215 Oak Forest Ave
12/2/86

Mrs. Jean Gledin
301 Oak Forest Ave.
Catonsville, MD 21228
12/2/86

RECEIVED
COUNTY BOARD OF APPEALS
JUL 28 1987

Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

August 12, 1986

Baltimore County Zoning Board
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case #460-87-57-A
DOETZER
220 Montrose Avenue

Gentlemen:

I have spent the last twenty-two years in the Real Estate Finance Division of a local Bank and the last ten as its head. I know the value of zoning and its importance in maintaining values. I also know that exceptions often become precedents referred to in subsequent applications with the long term results being a change in neighborhood values.

I assume your responsibility is to weigh the consequences of a variance against any hardship caused by denying a specific request. In this case, denial causes no hardship whatsoever. The applicant has over 1,200 sq. ft. of land for outbuildings, within the existing zoning, on the north side of their present two car garage. I think this point is most important. Any garage or carport, let alone one of four carsize, should be as far from the street as possible in a quality neighborhood.

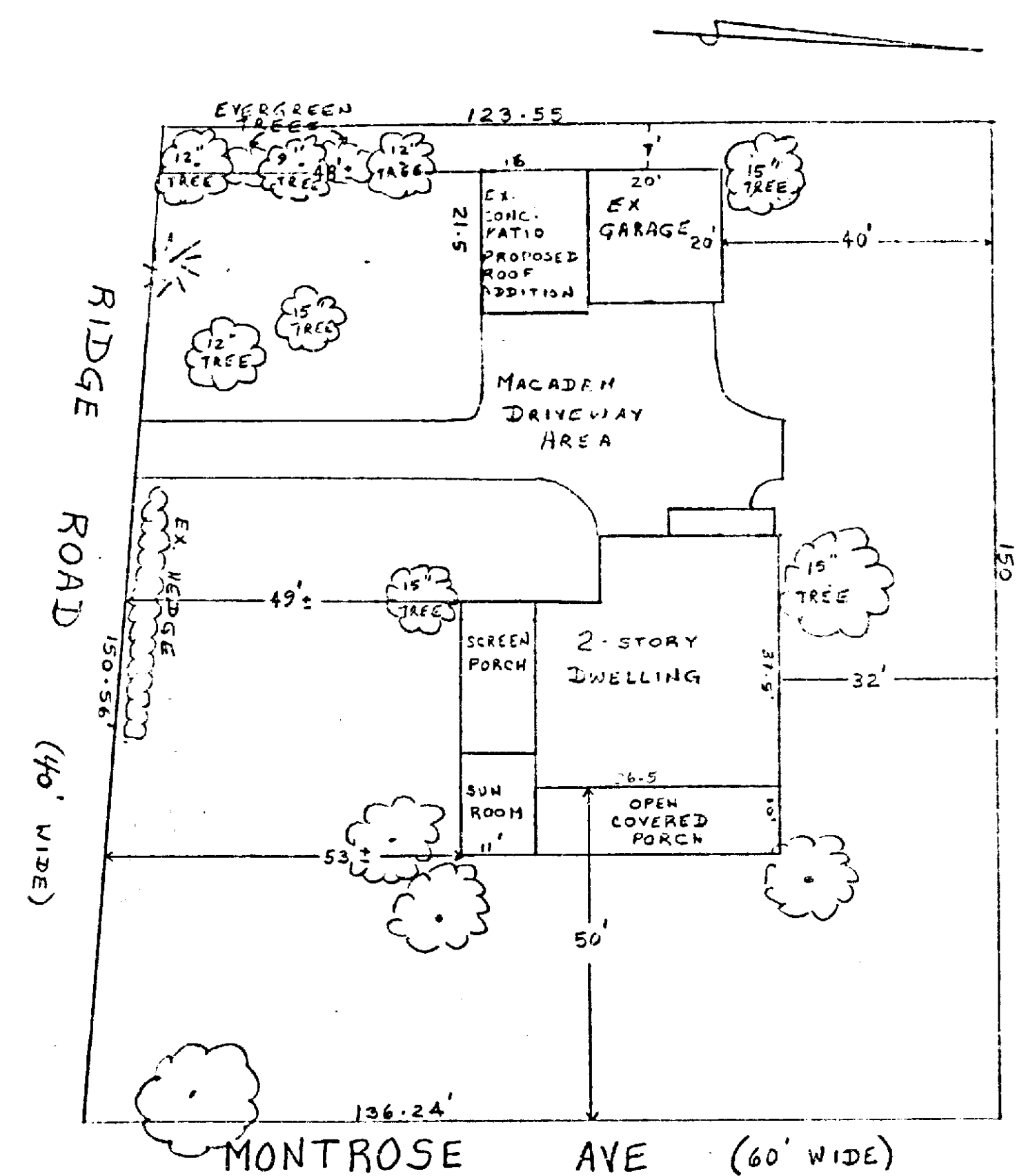
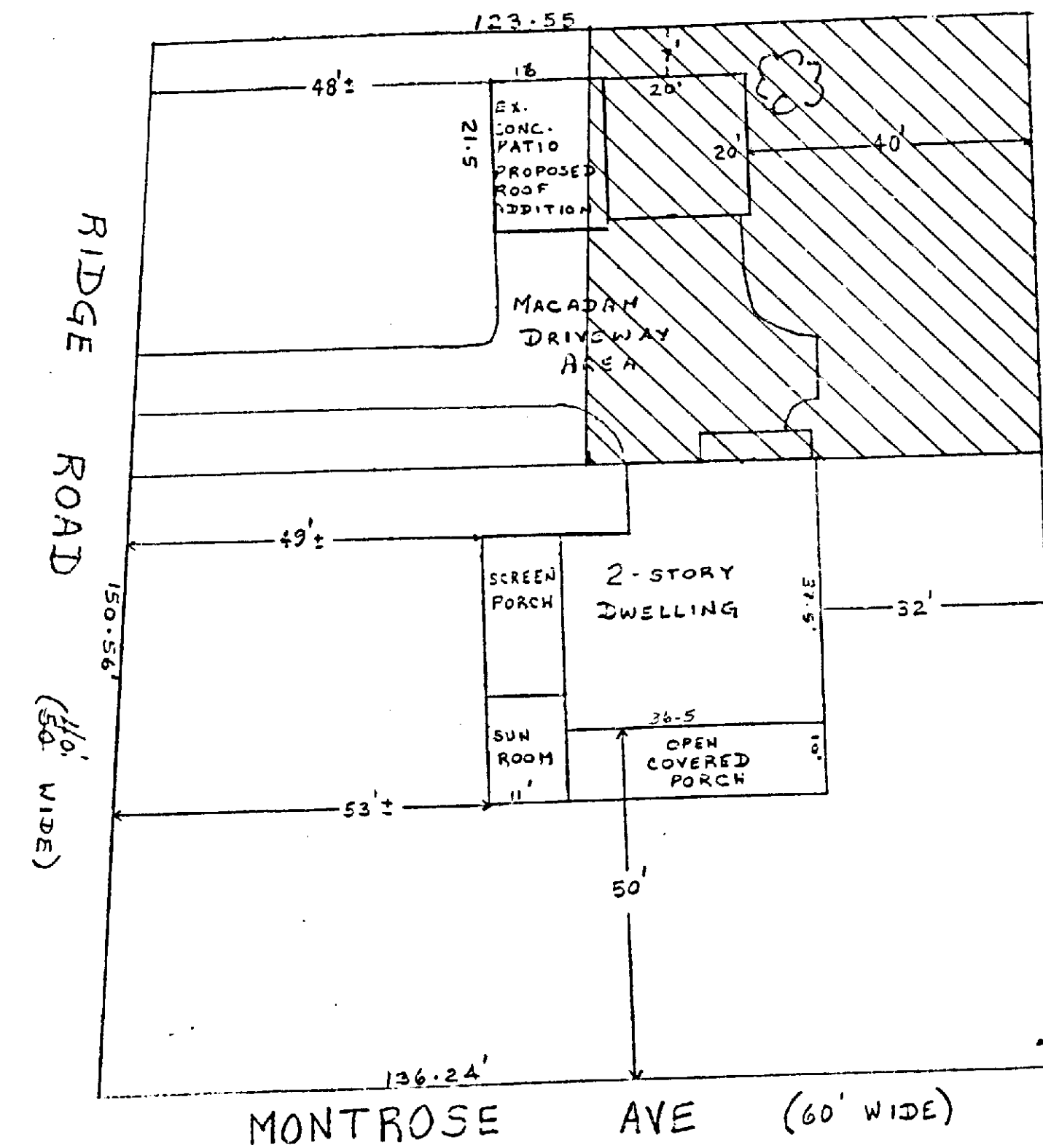
I hope you see fit to deny the request and thank you very much for your consideration.

Very truly yours,

Thomas M. Scott, III

TMS:III:cy

Jack, I felt it only fair to make you aware of the letter prior to your hearing. It merely expresses my personal feelings about residential variances in general. I have not, and will not, try to impose my feelings on any other neighbor. Sincerely, Tom



DEAR SIR:-

OUR NEIGHBORS, MR. & MRS. JOHN F. DOETZER OF 220 MONTROSE AVENUE IN CATONSVILLE, HAVE PETITIONED TO HAVE A CARPORT BUILT IN THEIR BACKYARD. I CONSIDER THE PROPOSED IMPROVEMENT TO BE COMPLETELY INOFFENSIVE. IT WILL BE DONE IN EXCELLENT TASTE AND CONSISTENT WITH THE AESTHETIC STANDARDS OF THE NEIGHBORHOOD.

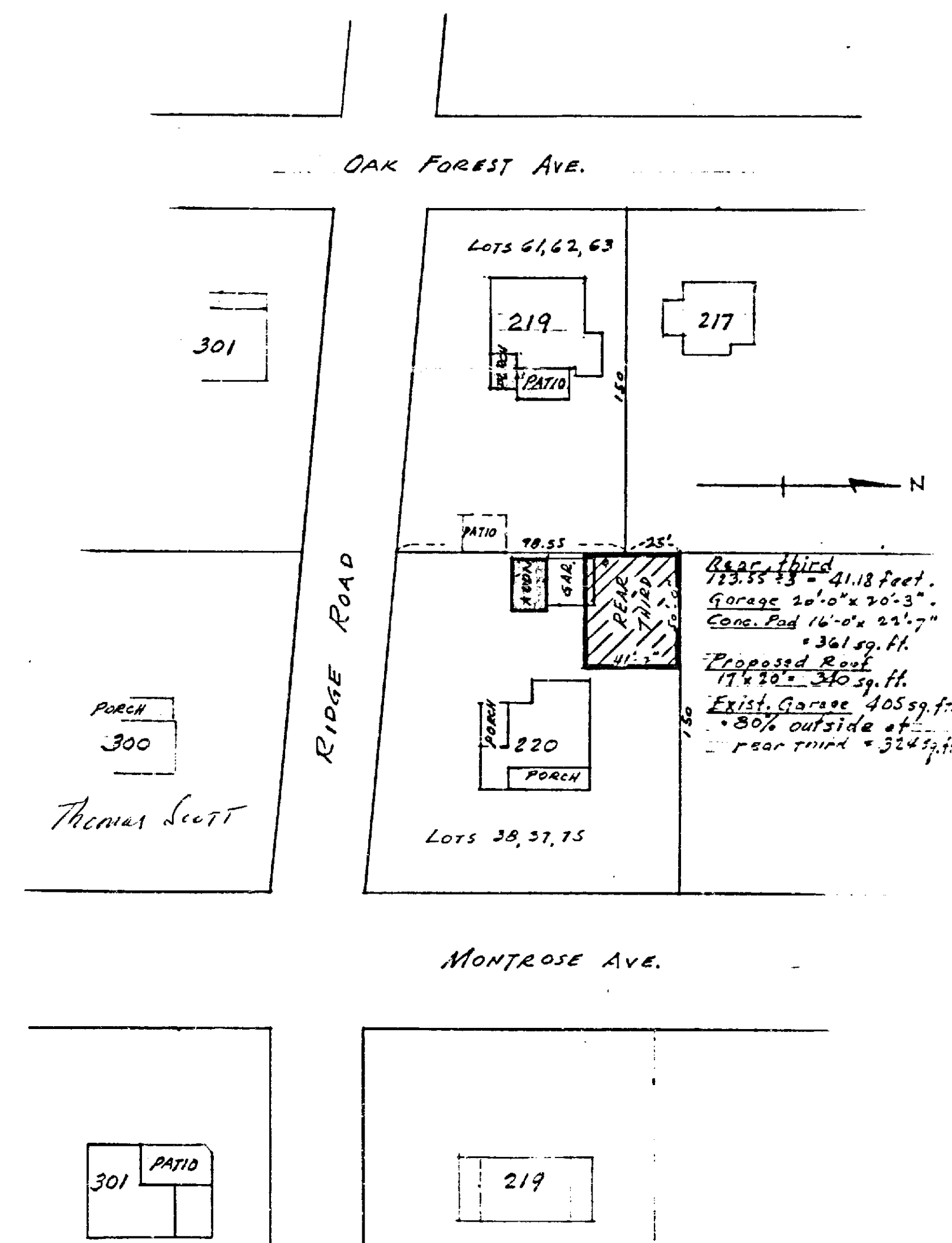
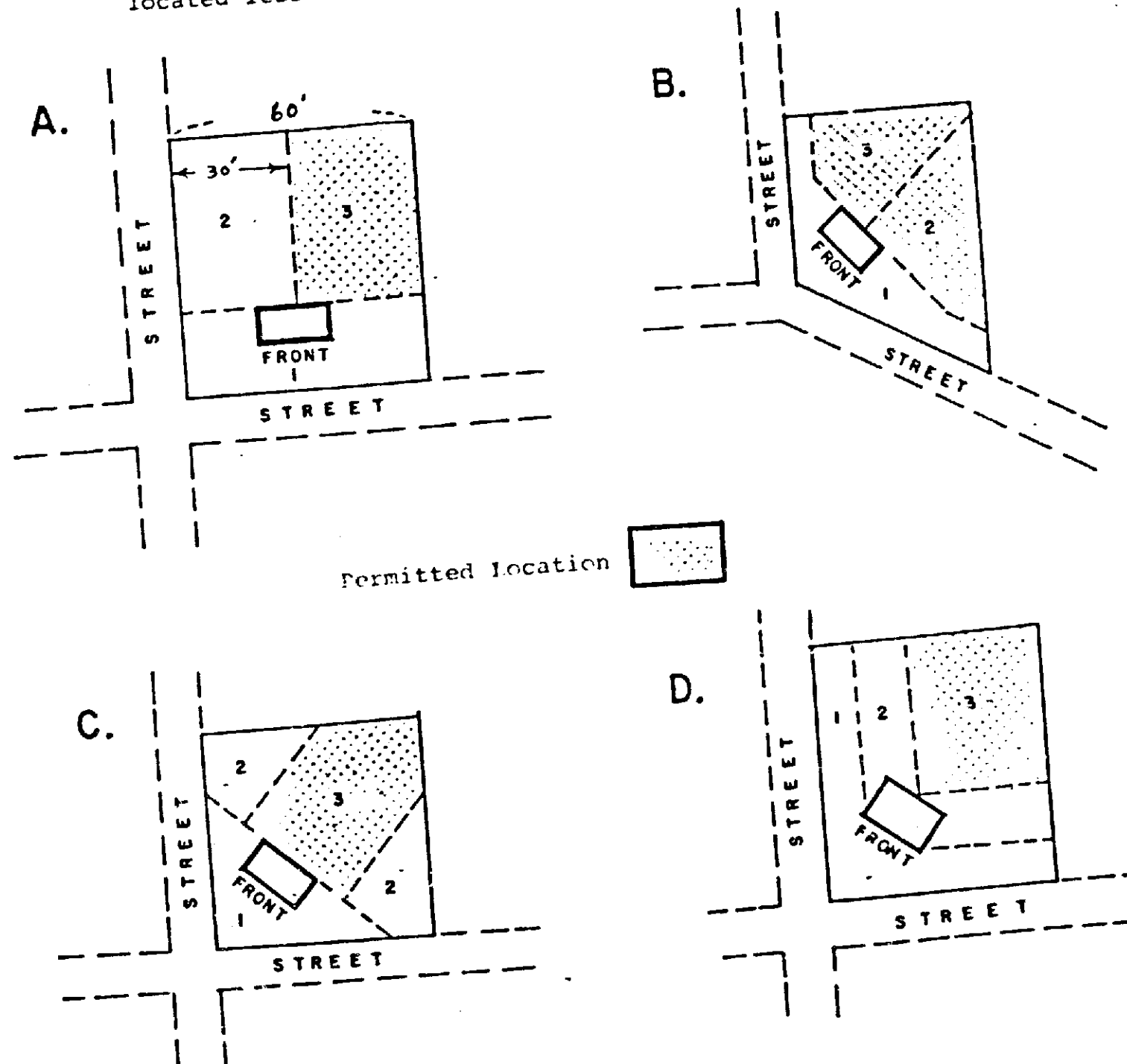
AT THE ORIGINAL HEARING, AN OPPONENT STATED THAT ALL THE NEIGHBORS WERE OPPOSED. I AM NOT OPPOSED NOR ARE ANY OF THE NEIGHBORS WITH WHOM I HAVE SPOKEN. I REGRET THAT I WILL BE UNABLE TO ATTEND THE APPEAL MEETING AT 10:00 AM ON JULY 22, 1987. I WILL BE AT THE SEASHORE. HOWEVER, I WANT TO MAKE MY POSITION PERFECTLY CLEAR - I HAVE ABSOLUTELY NO OBJECTION TO THE PROPOSED IMPROVEMENT, CASE 87-57-A, INTRODUCED BY MR. & MRS. DOETZER.

SINCERELY
Arthur E. Roden
ARTHUR E. RODEN

RECEIVED
COUNTY BOARD OF APPEALS
JUL 28 1987

D-6 CORNER LOTS - PERMITTED ACCESSORY BUILDING OR USE LOCATION

"Section 400.1- Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 25 feet from any side or rear lot lines....."



ZONING CASE 87-57-A
Scale 1/8" = 1'-0"

Prop. Exh.
#2

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLIANDER
GARRETT BUILDING
233 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
(301) 576-4000

To Kathi Weidenhammer
Administrative Secretary
County Board of Appeals of
Baltimore County
Room 200 Courthouse
Towson, Maryland 21204

DATE July 24, 1987

SUBJECT Case No. 87-57A
John F. Doetzer, et ux

Dear Kathi:

As we discussed, enclosed is appellant's Exhibit 1 in the referenced case, which I inadvertently took from the hearing.

I would appreciate if you would return it to the file.

Thank you.

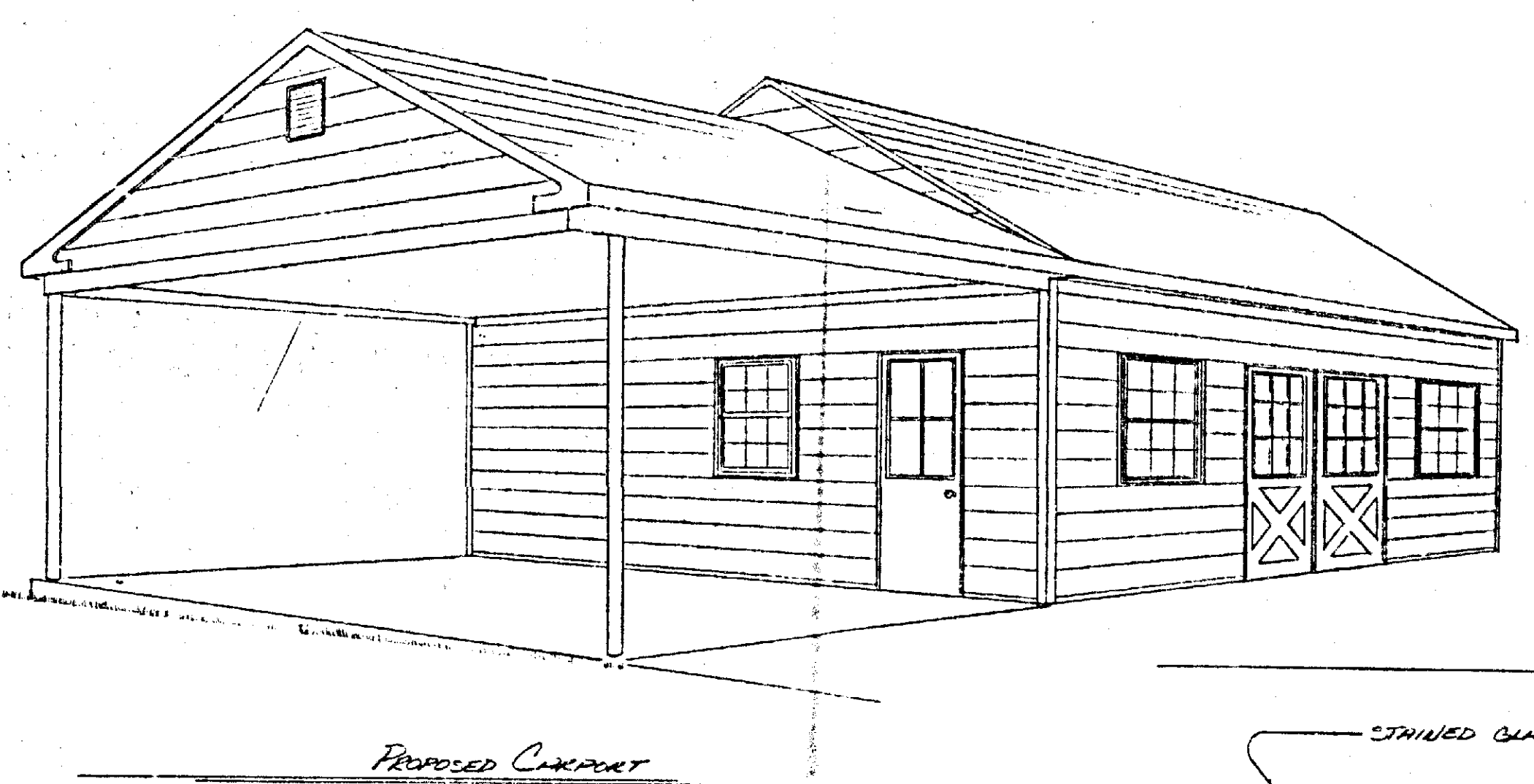
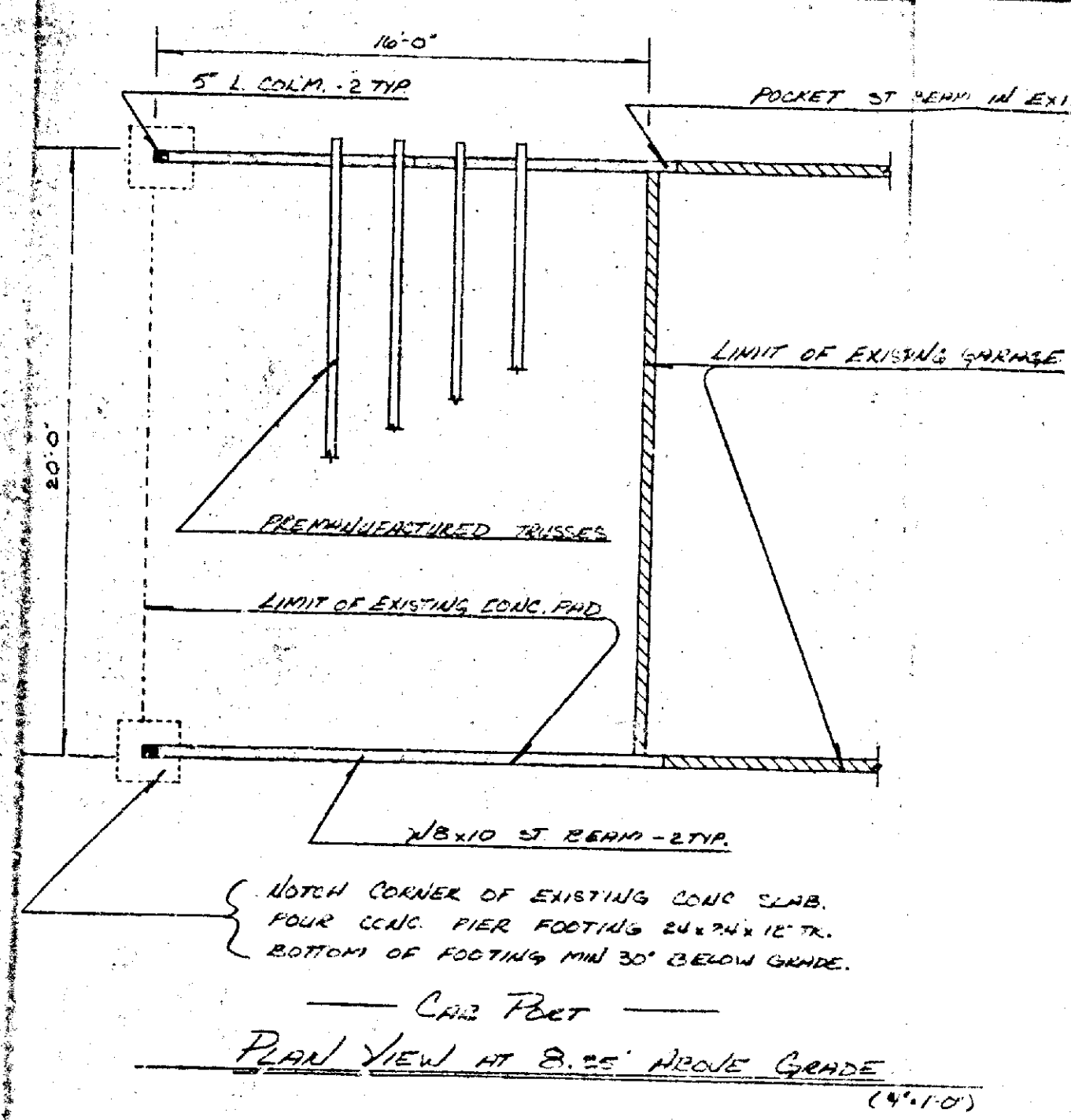
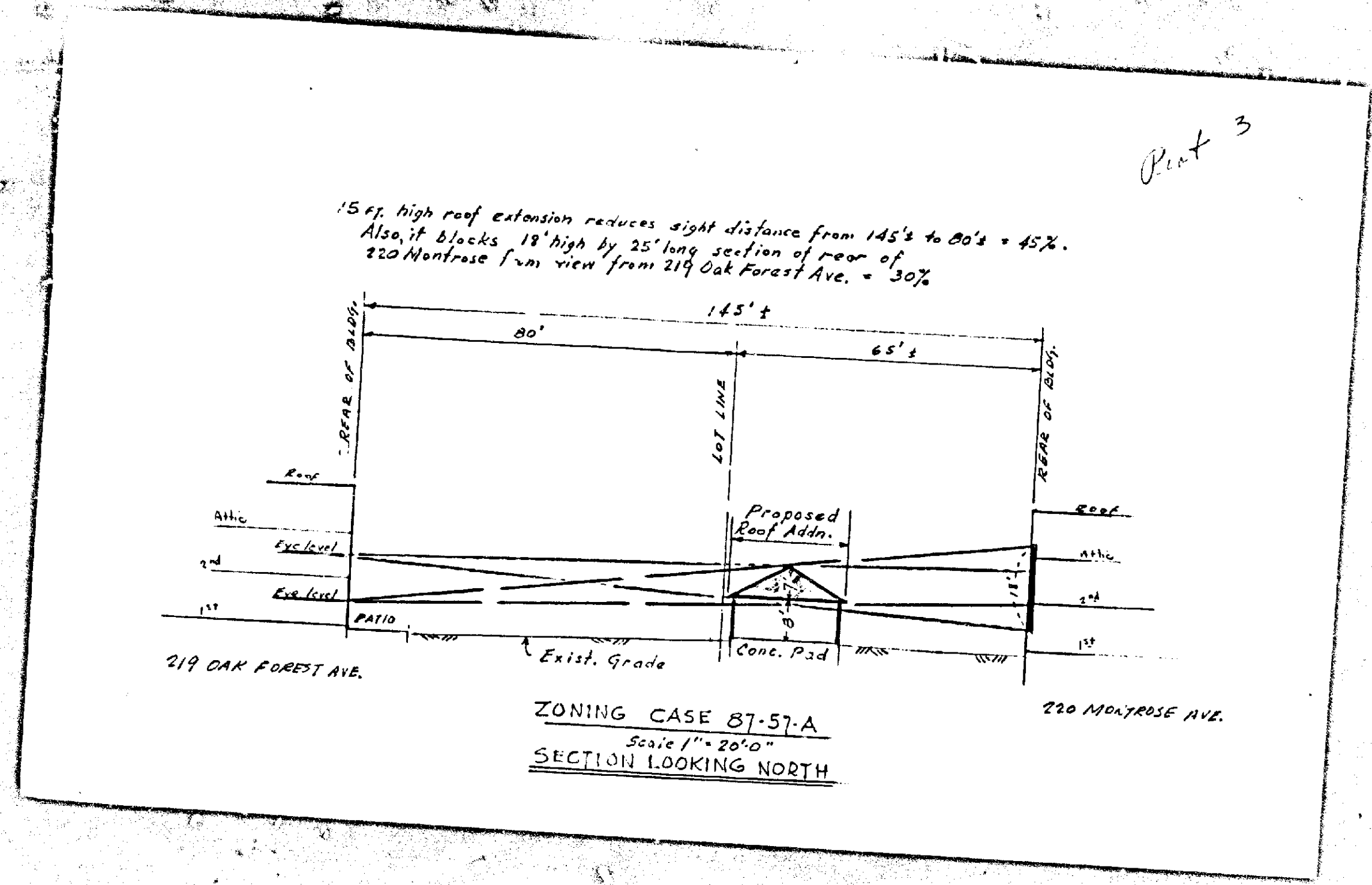
Very truly yours,

Nancy E. Paige

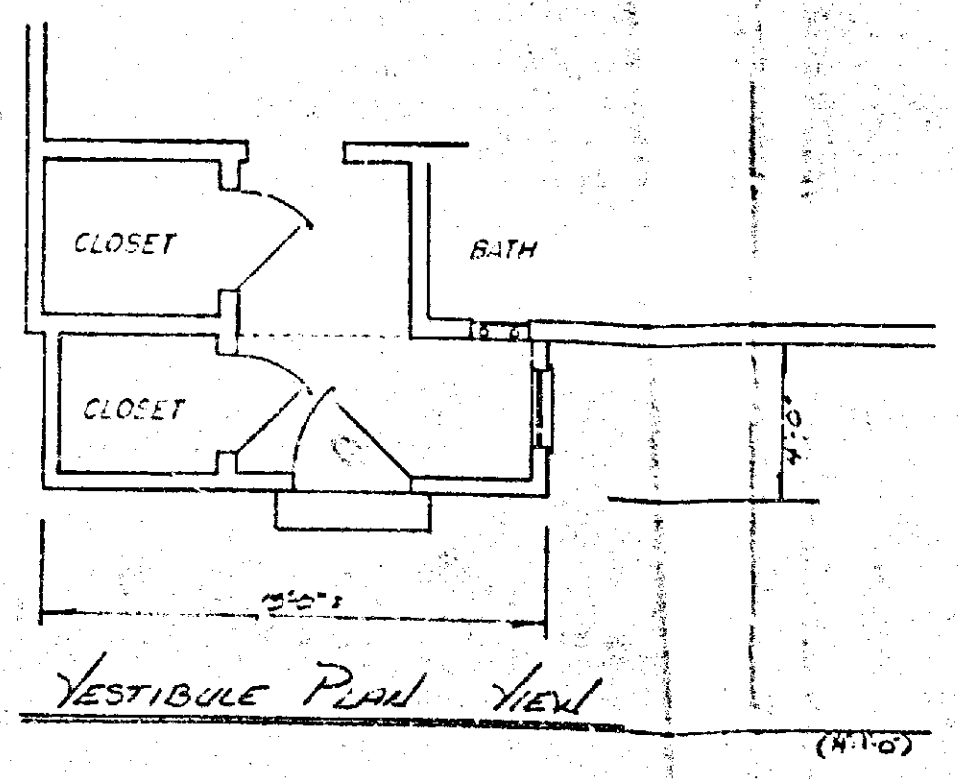
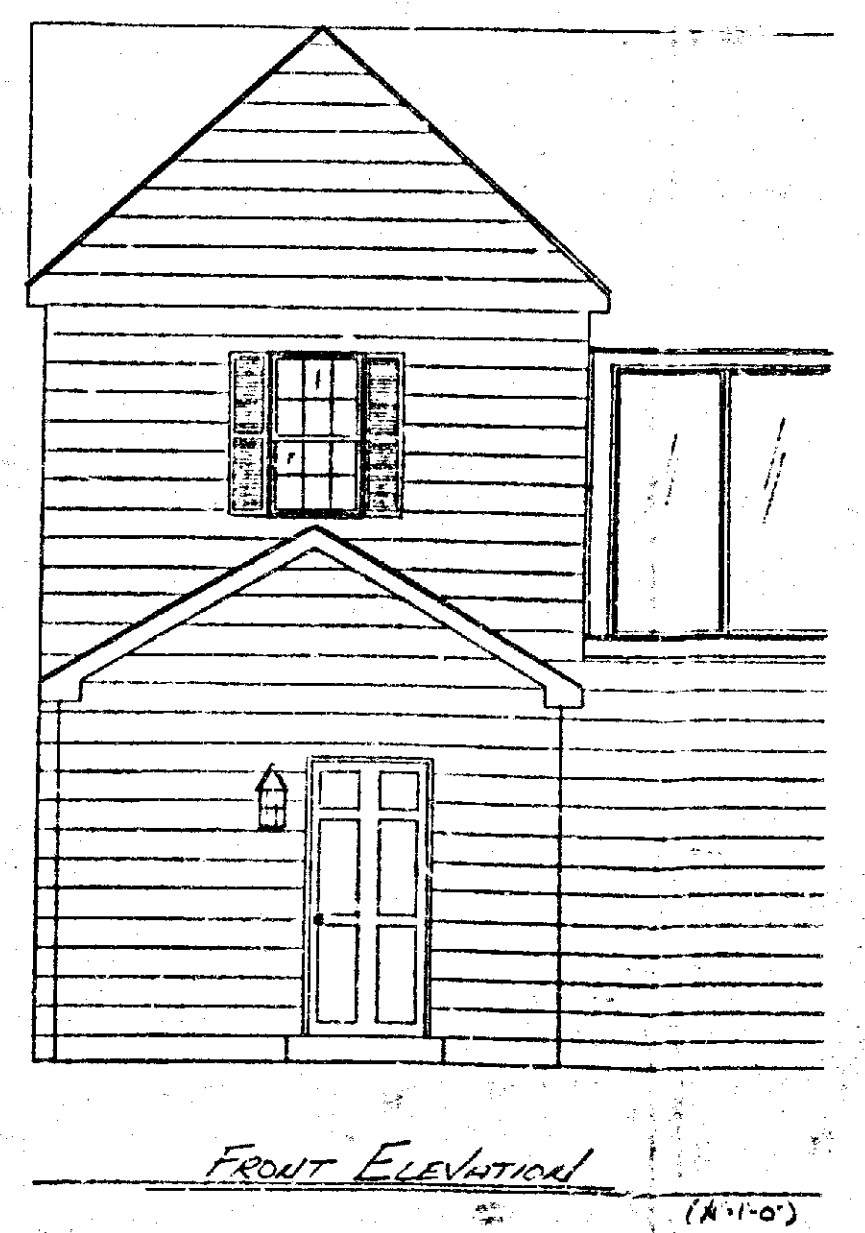
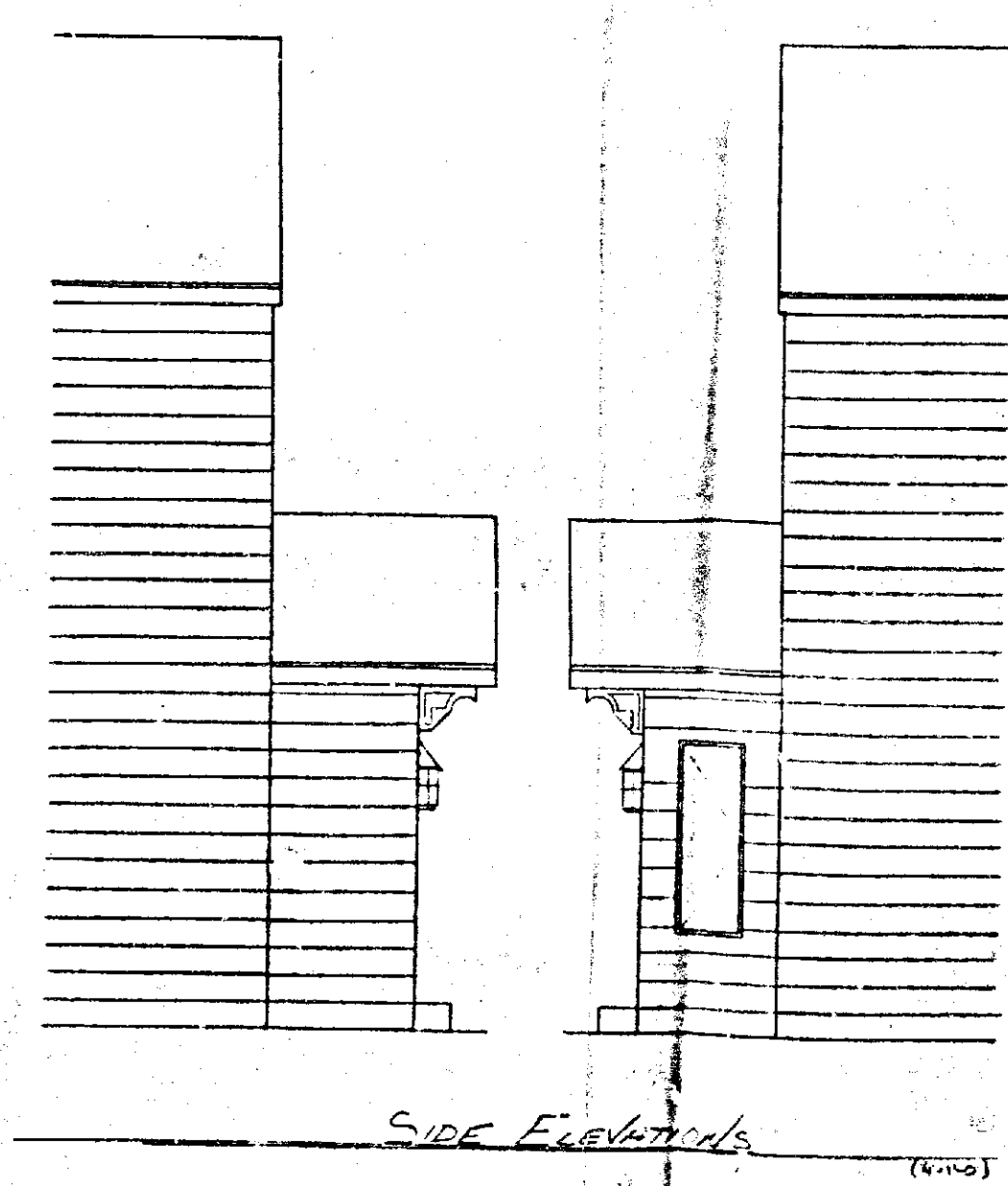
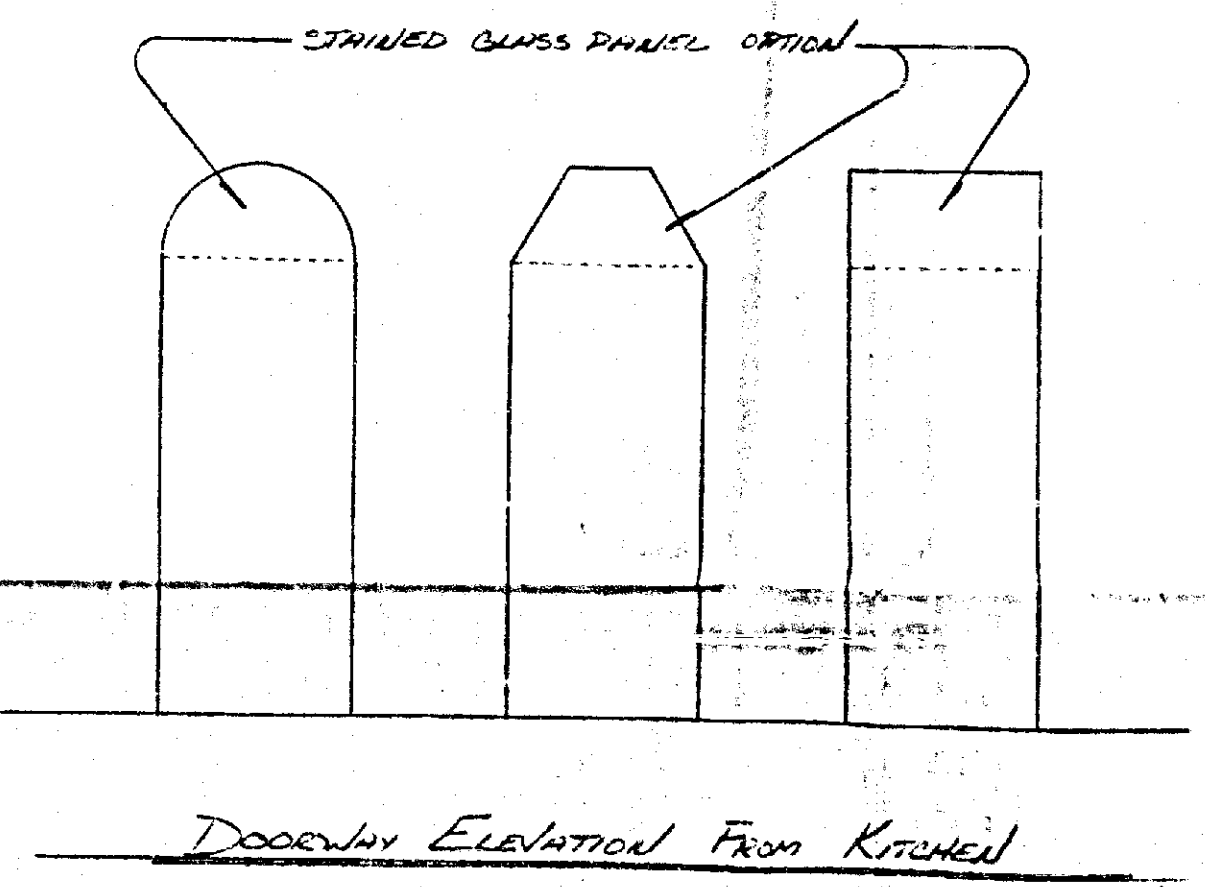
NEP/ph
Enclosure

RECEIVED
COUNTY BOARD OF APPEALS
JUL 28 1987

7/21/87



NOTE ON CARPORT:
 CANTILEVER ROOF TRUSSES OUT 18" OVER CARPORT - FRONT CURB.



7/21/88
 S.H.J. mfb

COLTECH SERVICES INC.

EXHIBIT 2

7/21/88

IN THE MATTER OF * BEFORE THE BOARD OF
THE APPLICATION OF * APPEALS OF
JOHN F. DOETZER, et ux * BALTIMORE COUNTY
FOR VARIANCE * CASE NO. 87-57-A

PROTESTANTS' POST-HEARING MEMORANDUM

Frederick A. Knoop, Jr. and Majorie Knoop, his wife, protestants, offer the following post-hearing memorandum.

Appellants, John and Mary Doetzer, have applied for a variance to permit them to construct a carport attached to their existing garage, and extending into the required yard adjacent to Ridge Road in the Oak Forest section of Baltimore County. It is submitted that the evidence presented at the hearing falls far short of the standard for granting such a variance.

An applicant for a variance asks the Board to waive the provisions of the zoning regulations, which apply to all other properties, for his benefit, because of extraordinary circumstances which would impose practical difficulty or unnecessary hardship upon him if the law is applied to his property in the same manner as it applies to everyone else's. Baltimore County Zoning Regulations §307. The courts have made clear that such exceptional treatment may not be granted merely for the convenience of the applicant. Heath v. Mayor and City Council of Baltimore, 190 Md. 478, 483 (1948). The reason is clear. If the law could be varied for the mere convenience of any applicant, the exceptions would swallow up the rule, and the regulations would become meaningless.

It is submitted that no evidence has been presented in the instant case which would justify a variance from the provisions of §400.1 of the Baltimore County Zoning Regulations. These require that accessory buildings be limited to the rear third of corner lots most distant from any street. It cannot be disputed that there is ample room for construction of a garage or carport on the appellants' property in the area in which such construction is permitted. Evidence of "practical difficulty" or "unnecessary hardship", as those terms are legally construed, is totally absent from the record herein. See, e.g., Mayor and City Council of Baltimore v. Polakoff, 233 Md. 1, 7 (1963), cited with approval in Dahl v. County Board of Appeals, 258 Md. 157, 167 (1970).

The appellants now have a garage whose dimensions are virtually identical to those of modern homes featured in recent editions of the Baltimore Sun. The Board may also take notice of the fact that the size of parking spaces prescribed pursuant to the Baltimore County Zoning Regulations, §409.2, is 8-1/2 feet wide by 18 feet long. The appellants' garage is 20 feet by 20 feet, ample to accommodate two vehicles. The appellants themselves have obstructed access by installing a garage door which is too narrow, and have filled the garage with items other than cars. The uncontradicted evidence of Mrs. Knoop was that the garage has previously been used for the storage of cars. It is doubtful that the size of the garage is grounds for variance, in any event; even if it were, it is clear beyond doubt that any

deficiency in the existing garage may be remedied in numerous ways, without varying the law. There was evidence that the rear of the garage is occupied by wooden cabinets, but no evidence that these could not be easily removed to create additional space for a car. The door can surely be replaced, and there was no evidence adduced respecting the cost or difficulty of adding a few inches to the front of the garage, should that be desired.

Much was made of the fact that a large tree is growing at the northwest corner of the garage, and that substantial costs would be associated with removing the tree or attempting to protect it from surrounding construction. However, this testimony presupposed the construction of a carport immediately adjacent to the north side of the garage. As indicated, many other solutions to the appellants' purported garage needs are available, one of which is to clean out the garage and change the doors. Obviously, there is ample room away from the existing garage, in the area reserved by law for such use, if a carport is desired. There is also ample room, clear of the tree, to build an extension to store the items now in the garage, clearing the garage for its intended use. Such an extension need not take the full depth of the side of the garage, and could easily be built to avoid interference with the tree.

Appellants' testimony of hardship amounts to no more than a complaint that they cannot do what they prefer to do, unless the law is bent for their benefit. If a variance is granted on this basis, yard regulations may as well be repealed,

because a variance would then be available for no more than the asking. It will be recalled that Mrs. Doetzer, contradicting testimony later given by her husband, stated that no consideration had been given to building an extension on the north side, because this would detract from her enjoyment of her yard. She had no qualms about asking that her wishes be granted at the expense of her neighbors' enjoyment of their yard!

The law requires that any detriment which the applicant suffers by denial of a variance must be weighed against the benefit to the community in maintaining the prescribed setback. Dahl, supra, at 167. The Doetzer residence stands at the most prominent intersection in a beautiful neighborhood of stately old homes on spacious grounds, with no detached carports intruding into required yards. The granting of requested variance would detract from the integrity of setbacks in the community and set an unwelcome precedent for future incursions into prescribed yards.

For all of the foregoing reasons, appellants' application for a variance should be denied.

Nancy E. Paige
Nancy E. Paige

GORDON, FEINBLATT, ROTHMAN,
HOFFBERGER & HOLLANDER
233 E. Redwood Street
Baltimore, MD 21202
301/576-4000

Attorney for Protestants

- 4 -

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT, on this 3rd day of August, 1987, a copy of the foregoing Protestants' Post-Hearing Memorandum was mailed first-class, postage prepaid to Mr. and Mrs. John F. Doetzer, 220 Montrose Avenue, Baltimore, Maryland 21228.

Nancy E. Paige
Nancy E. Paige

L5484.124 Y:3

LAW OFFICES
TURNBULL, MIX & FARMER
706 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 908-0700
(301) 908-1817

JOHN GRASON TURNBULL
(1900-1984)

January 9, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition For Zoning
Variance
Case: 87-57-A

Dear Sir:

Please enter an appeal on the decision rendered on December 15th by the Deputy Zoning Commissioner for Baltimore County in the above captioned matter and forward all papers to the Board of Appeals for Baltimore County. I have enclosed my check in the amount of \$75.00 to cover the cost of said appeal.

Very truly yours,
TURNBULL, MIX & FARMER
Warren Mix
G. Warren Mix

GWM/kmc
cc: Nancy Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202
cc: Office of People's Counsel
Court House
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025796

DATE 1-13-87 ACCOUNT R-01-615-000

AMOUNT \$ 75.00

RECEIVED FROM G. Warren Mix, Esquire

FOR Appeal of Case 87-57-A

BY 8116*****70115 87117

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3353

ARNOLD JABLON
ZONING COMMISSIONER

December 12, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

G. Warren Mix, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/cor. of Montrose Avenue
and Ridge Road
(220 Montrose Avenue)
1st Election District
Case No. 87-57-A

Dear Mr. Mix:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been denied, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: Mr. & Mrs. John F. Doetzer
220 Montrose Avenue, Baltimore, Maryland 21228

Nancy Paige, Esquire
233 E. Redwood Street, Baltimore, Maryland 21202
People's Counsel

ZONING DESCRIPTION

Beginning on the NW/cor. of Montrose Avenue and Ridge Road. Being lots # 35, 37, and 75 on the plat of Oak Forest Park Book #5 folio 90 and 91. Containing approximately 18,000 sq. ft. in the 1st. election district. Also known as # 220 Montrose Avenue.

OFFICE C

7/21/88

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Thursday, November 20, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Wednesday, October 22, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Tuesday, August 19, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Wednesday, December 3, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

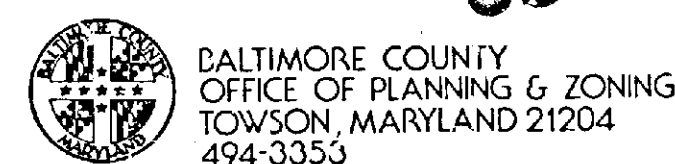
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

Dear Mr. Mix:

This is to advise you that \$59.35 is due for advertising and posting of the above property, in connection with the requested postponed hearing of Tuesday, August 19th. This fee must be paid.

PLEASE MAKE ARRANGEMENTS TO PLACE THE ENCLOSED STICKER ON THE ZONING SIGN AND THEN RETURN THIS ZONING SIGN AND POST TO THIS OFFICE ON AUGUST 20, 1986.

Please make the check payable to Baltimore County, Maryland and remit it to the Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJmed

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021855

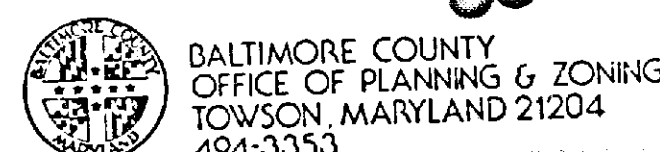
DATE 9/4/86 ACCOUNT R-01-615-000

SIGN & POST
RETURNED TO ZONING OFFICE
OFFICE Mrs. Mary B. Doetzer, 220 Montrose Ave.,
Baltimore, Md. 21204

RECEIVED FROM: ADVERTISING & POSTING COSTS PG CASE 87-57-A

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 26, 1986

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

Dear Ms. Paige:

This is to advise you that \$59.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJmed

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025747

DATE 12-15-86 ACCOUNT R-01-615-000

AMOUNT \$ 59.00

RECEIVED FROM: Nancy E. Paige, Esq.

FOR: Advertising and Posting 87-57-A

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE
NW/cor. of Montrose Ave. & Ridge Rd. (220 Montrose Ave.), 1st Dist.
JOHN F. DOETZER, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-57-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. & Mrs. John F. Doetzer, 220 Montrose Ave., Baltimore, MD 21228, Petitioners; and Mr. Michael Owings, 1800 Colonial Rd., Baltimore, MD 21207, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

July 11, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 10:00 a.m.

DATE: Tuesday, August 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CE JABLON
Zoning Commissioner
of Baltimore County

AJmed

cc: Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020042

DATE 6/16/86 ACCOUNT C1-C15-000

AMOUNT \$ 35.00

RECEIVED FROM: Colleen Simmons

FOR: Voucher # 460

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER

7/21/88

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

July 29 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 26 day of July 19 86, that is to say,
the same was inserted in the issues of

July 24, 1986

PATUXENT PUBLISHING CORP.

By *[Signature]*

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

November 13 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 15 day of November 19 86, that is to say,
the same was inserted in the issues of

November 13, 1986

PATUXENT PUBLISHING CORP.

By *[Signature]*

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

October 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 11:00 a.m.

DATE: Wednesday, December 3, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

ccs: Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

Mr. Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21228

Mr. Frederick R. Knoop
219 Oak Forest Avenue
Baltimore, Maryland 21228

People's Counsel for Baltimore
County

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

October 3, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 9:30 a.m.

DATE: Thursday, November 20, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

ccs: Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

Mr. Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21228

Mr. Frederick R. Knoop
219 Oak Forest Avenue
Baltimore, Maryland 21228

People's Counsel for Baltimore
County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-57-A

District: 1st Date of Posting: 11-15-86
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
Location of Signs: Northwest corner of Montrose Avenue
and Ridge Road
Remarks:
Posted by: [Signature] Date of return: 11-21-86
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-57-A

District: 1st Date of Posting: July 21, 1986
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
Location of Signs: In front of subject property at 220 Montrose
Ave.
Remarks:
Posted by: [Signature] Date of return: July 25, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 31, 19 86

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 31, 19 86.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-48-A, 87-49-A, 87-51-A, 87-55-A,
87-56-A, 87-57-A and 87-58-A

There are no comprehensive planning factors requiring comment on
these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-57-A

District: 1st Date of Posting: 9-23-86
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
Location of Signs: NW/cor. of Montrose Ave. and Ridge Rd.
Remarks:
Posted by: [Signature] Date of return: 9-26-86
Number of Signs: 1
9/26/86 Steve Cook
ap to post in lieu of 2

CERTIFICATE OF PUBLICATION

TOWSON, MD, November 13, 19 86

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
November 13, 19 86.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
9th day of July, 19 86.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: John F. Doetzer, et ux Received by: James E. Doer
Petitioner's Attorney: [Signature] Chairman, Zoning Plans
Advisory Committee

7/21/88

8/14/86
8
RECEIVED
AUG 14 1986
Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228
ZONING OFFICE

August 12, 1986
John F. Doetzer

Baltimore County Zoning Board
111 West Chesapeake Avenue
Towson, Maryland 21204
Re: Case #460-87-5-A
DOETZER
220 Montrose Avenue

Gentlemen:
I have spent the last twenty-two years in the Real Estate Finance Division of a local Bank and the last ten as its head. I know the value of zoning and its importance in maintaining values. I also know that exceptions often become precedents referred to in subsequent applications with the long term results being a change in neighborhood values.
I assume your responsibility is to weigh the consequences of a variance against any hardship caused by denying a specific request. In this case, denial causes no hardship whatsoever. The applicant has over 1,200 sq. ft. of land for outbuildings, within the existing zoning, on the north side of their present two car garage. I think this point is most important. Any garage or carport, let alone one of four carsize, should be as far from the street as possible in a quality neighborhood.
I hope you see fit to deny the request and thank you very much for your consideration.

Very truly yours,
Thomas M. Scott, III

TS,III:cy

PROTESTANT'S
KINDBT 4

LAW OFFICES
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

June 12, 1987

County Board of Appeals
for Baltimore County
Room 200 Court House
Towson, MD 21204

RE: Case #87-57-A
Variance Hearing
John F. Doetzer

Gentlemen:

Please be advised that this office will not be representing Mr. and Mrs. Doetzer at the hearing on Thursday, June 18th at 10:00 a.m. However, Mrs. Mary Doetzer will be present to present her case to the Board in proper person.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/kmc
cc: Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, MD 21202

RECEIVED
COUNTY BOARD OF APPEALS
JUN 15 1987

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
20 October 1986
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Nancy E. Paige, Esq.
Garrett Bldg
233 E. Redwood St.
Baltimore, Maryland 21202

Re: Case No. 87-57A

Dear Ms. Paige,

Pursuant to your request to me dated 17 October 1986 in reference to the above captioned matter, please be advised that I will grant your request for postponement.

Be advised that your client will be responsible for the costs of advertising and posting for the new hearing date. You and Mr. Mix will be contacted by this office to schedule a new date.

Sincerely,
Arnold Jablon

AEJ/aj
cc: Warren Mix, Esq.

Handwritten notes and signatures.

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
233 E. REDWOOD STREET
BALTIMORE, MD. 21202
301-576-4000
TELEPHONE 301-576-4246
TELECOPIER 301-576-4246
1800 E. STREET, N.W. SUITE 800
WASHINGTON, D.C. 20006
202-659-0555
TELECOPIER 202-659-2709
DIRECT DIAL 301-576-4294
October 17, 1986
RECEIVED
OCT 20 1986
ZONING OFFICE

Mr. Arnold Jablon
Zoning Commission of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: John F. Doetzer, et
ux., Petitioners
Case No. 87-57-A

Dear Mr. Jablon:

I represent Mr. Frederick R. Knoop, a protestant in the referenced zoning matter, which is scheduled for hearing on Thursday, November 20, 1986.

Mr. Knoop has advised me that he will be required to be out of the State on personal business during the week of November 17, 1986, and therefore requests that the hearing be postponed. This hearing has twice before been postponed at the request of the petitioner, but never at the request of the protestant. I therefore would ask that the commissioner give favorable consideration to Mr. Knoop's present request.

I expect to be out of the City between December 21 and January 5 and therefore ask that the hearing not be rescheduled at that time.

GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER

Mr. Arnold Jablon
October 17, 1986
Page Two

Thank you for your consideration.

Very truly yours,
Nancy E. Paige

cc: Mr. Frederick R. Knoop, Jr.
G. Warren Mix, Esquire
Mr. & Mrs. John F. Doetzer
Mr. Michael Owings
Mr. Thomas M. Scott, III

RECEIVED
SEP 19 1986
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

September 19, 1986

Mr. Arnold Jablon
Zoning Commissioner
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #87-57-A
Petition For Zoning Variance

Dear Mr. Jablon:

I have received Notice Of Hearing that the above captioned matter has been scheduled for Wednesday, October 22, 1986 at 9:30 a.m. Please be advised that this date is inconvenient for the Petitioner as well as myself.

Mrs. Doetzer's son is having surgery and I have a 2 to 3 day hearing with regard to a condemnation case in the Circuit Court for Baltimore City (State Roads Commission vs. Rucco).

We would like a date as soon as possible, preferably in October and perhaps, it would be more convenient if you would call my office to see what dates are available.

Thank you for your convenience with regard to this matter.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/kmc
cc: Nancy Paige, Esquire
cc: Mr. Frederick R. Knoop
cc: People's Counsel
for Balto. County

LAW OFFICES
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

August 12, 1986

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Doetzer, John F. and Mary
Case No. 87-57A

Dear Mr. Jablon:

Please enter my appearance as counsel for the Petitioners in the above captioned matter. It is my understanding that the matter is scheduled for a Variance Hearing on Tuesday, August 19, at 10:00 a.m.

It is necessary that I request a postponement of the Hearing for that date, as I have a previous case scheduled in the District Court at 9:00 a.m. (Barrett vs. Risco), as well as an all day Circuit Court case beginning at 10:00 (State vs. Patrick Kleman).

My clients understand that by requesting a postponement, they will be responsible for the re-advertising costs, and I will be responsible for the posting of the postponement notice on the sign. I would appreciate your consideration in granting this request.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/rjp
cc: Peter Zimmerman
Office of Peoples Counsel
Old County Court House
Towson, Maryland 21204

John F. Doetzer
220 MONTROSE AVENUE - CATONSVILLE, MD 21228
DEC 12 1986
ZONING OFFICE

December 11, 1986

Mrs. Jean Jung
Deputy Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mrs. Jung:

Thank you for your patience and understanding during our zoning variance hearing on Wednesday, December 3rd. Please recall that you requested some additional information from us relative to the possibility of shrinking the size of the carport roof.

We have carefully and thoughtfully remeasured the area in an attempt to make the roof-line even smaller. The size of the existing concrete pad is 22 ft. deep by 16 1/2 ft. wide and, as you can see on the enclosed pictures, it doesn't give us a lot of extra room. However, we feel that we could move the supporting posts approximately 18 inches to the inside of the pad. This, of course, would restrict our ability to walk around the car and to the post would also then present an obstacle as you drive into the carport. In addition, there would be approximately 1 1/2 ft. of concrete extending outside the roof-line.

In conclusion, we believe this would be a compromise that is workable but perhaps not as desirable. Esthetically, we believe that the roof would look far better covering the entire concrete pad and certainly would be more functional for our purposes.

Again, we appreciate your continued interest in our problem and hope that you will be able to visit our property.

Sincerely,
John F. Doetzer
cc: G. Warren Mix
cc: Nancy E. Paige

7/21/88

LAW OFFICES
SANDBOWER, GABLER & O'SHAUGHNESSY, P.A.
117 WATER STREET-SEVENTH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE (301) 576-0762

JAMES M. GABLER
JOHN E. SANDBOWER III
PHILLIPS R. O'SHAUGHNESSY

C. JAMES SFRAS
ALISON D. KOHLER
PAUL W. SPENCE
DENYIS C. WHELLEY

July 10, 1987

Clerk
County Board of Appeals of Baltimore County
Court House, Room 200
401 Bosley Avenue
Towson, Maryland 21204

Re: Mr. & Mrs. John F. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228
Case No. 87-57-A

Dear Mr. Clerk:

My wife and I reside at 505 Patleigh Road, Baltimore, Maryland, 21228 and have learned that an Appeal is pending with regard to the efforts of Mr. & Mrs. Doetzer to extend a roof on the garage building behind their home at 220 Montrose Avenue. We drive on Montrose Avenue regularly and have done so for nearly 18 years. The Doetzer's property has been consistently maintained in a "spit-shine" condition and enhances the attractiveness of the community in general. I have specifically looked at the area where the proposed roof extension will be placed and do not believe it will detract in any way from the appearance of the property nor does it appear to me to adversely effect any of the surrounding properties.

Accordingly, my wife and I favor the grant of any permits or zoning exceptions which would be required for the Doetzers to build.

Sincerely,

John E. Sandbower III
John E. Sandbower III

JES/bjj

302 Thackry Avenue
Baltimore, MD 21228
July 15, 1987

County Board of Appeals of Baltimore County
Room 200
Court House
Towson, Maryland 21204

Re: Case No: 87-57A
Mr. and Mrs. John F. Doetzer
220 Montrose Avenue
Catonsville, Maryland 21228

I am aware of the proposed car port/patio roof addition the Doetzers would like to add to their existing garage building. My family and I regularly drive past their home on Montrose Avenue to and from our home, and we feel it would be a pleasing addition aesthetically. As a neighbor in Oak Forest, I am very aware of the economic and practical value of a covered parking area. The large oak trees (and the Doetzers have many) do substantial damage to cars and cause considerable inconvenience as well.

I hope you will look favorably on this decision.

Sincerely,

George A. Abendschoen
George A. Abendschoen
11v

William J. Griffiths, Jr.
Lois P. Griffiths
305 Oak Forest Avenue
Catonsville, Maryland 21228
July 20, 1987

County Board of Appeals of Baltimore County
Room 200, Court House
Towson, Maryland 21204

Dear Members:

We are writing in regard to case no. 87-57-A which concerns the property of Mr. and Mrs. John F. Doetzer at 220 Montrose Avenue in Catonsville. We have known the family for almost 20 years and have found them to be knowledgeable, conscientious persons and congenial, desirable neighbors. We live a short block and a half from the Doetzers and usually pass their home several times each day. Their property is well maintained and an asset to the neighborhood. We believe that they would never do anything to jeopardize the value of their home specifically or that of the neighborhood in general. Any alteration or addition undertaken for their property would not be at the expense of aesthetic or monetary interests of their neighbors.

The Oak Forest section of Catonsville is not only subject to ordinary weather conditions but also to the leaves, sap and blossoms of the unusual number of oak trees in the area. Whenever possible, cars are protected so they are not exposed to these special conditions. Permission to construct a single car port, therefore, seems to be a modest and entirely reasonable request and one that should be allowed.

Thank you for your attention to this opinion. We appreciate your consideration of it.

Sincerely yours,

William J. Griffiths, Jr.
Lois P. Griffiths

NEL-CO

THE NATIONAL EXCHANGE LEASING COMPANY

HEADQUARTERS
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228
(301) 788-9000

NEW YORK OFFICE
115 SPRING VALLEY ROAD
MONTVALE, NEW JERSEY 07645

July 21, 1987

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 87-57-A
Mr. & Mrs. John F. Doetzer
220 Montrose Ave
Catonsville, Maryland 21228

Gentlemen,

I would like to take this opportunity to express my feelings regarding the anticipated car port improvement on the above referenced property.

My wife and I are neighbors of the Doetzers, living 2 doors away. We own multiple properties in the Catonsville area in addition to our residence.

Rather than belabor some of the obvious advantages of one of Catonsville's finest attempts to improve his property by citing all of the positives of such an improvement, I would rather cite a very real

NEL-CO

THE NATIONAL EXCHANGE LEASING COMPANY

HEADQUARTERS
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228
(301) 788-9000

NEW YORK OFFICE
115 SPRING VALLEY ROAD
MONTVALE, NEW JERSEY 07645

Concern I have as a contributor in large fashion to Baltimore County's Tax Base.

Variance and requests for variances are designed to protect a neighborhood from deterioration by wholesale or warden misuse of what the area is intended to be... or to project. There have been several improvements in this neighborhood without objection to variance requests. Each has been the case where an individual property owner has attempted to improve his asset, and hence improve the neighborhood. This is the case with the Doetzers. As a county taxpayer and neighbor, I welcome additional investment in the area. And so should you as County administrators.

Should you choose to thwart this rather miniscule request for variance, this county property taxpayer will choose to seek out other counties to invest his property taxes - counties which are more responsive to the economics of its neighborhoods.

George H. Hunsbury
GEORGE HUNSBURY
1602 RIDGE RD
CATONSVILLE MD 21228

LAW OFFICES
MICHAEL L. DELUCA
SUITE 1106 - EQUITABLE BANK CENTER
COLUMBIA, MARYLAND 21044

(301) 730-8484

July 9, 1987

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 87-57-A
Mr. and Mrs. John Doetzer
220 Montrose Avenue

I am writing this letter to support the petition of Mr. and Mrs. John Doetzer relative to the construction of a car port/patio on their property.

I live within a couple of blocks of the Doetzer property and I am very familiar with the neighborhood.

I have seen the plans for the proposed addition and they appear to blend very nicely architecturally with the existing structure and the surrounding properties.

It would appear that the impact of this proposal would be minimal on adjoining properties because there is a natural tree and shrub buffer area between their property and their neighbors to the west (immediately behind them). Also, there is not a house directly across the street from the proposed addition.

I hope the Board will support their appeal and allow them to build this useful and attractive addition.

Thank you for your consideration.

Sincerely,

Michael L. DeLuca
Michael L. DeLuca, Esq.

MLD:ld

RECEIVED
COUNTY BOARD OF APPEALS
1987 JUL 16 A 10 29

July 13, 1987

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Jean Jung

Gentlemen:

As a neighbor of the Doetzer's in Oak Forest Park, I live on Ridge Road and pass by their home several times a day.

I have reviewed the Doetzer's proposed garage addition and have no reservations regarding it whatsoever.

Very truly yours,

David M. Buffington
David M. Buffington

RECEIVED
JUL 14 1987
ZONING OFFICE
1605 Ridge Road
Catonsville, Maryland 21228
JOHN F. DOETZER, et al.
87-57-A

Re: 220 Montrose Avenue
Catonsville, Maryland

RECEIVED
COUNTY BOARD OF APPEALS
1987 JUL 16 P 12 24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Board of Appeals Date: July 15, 1987

FROM: Bette J. Schuhmann
Zoning Office

SUBJECT: Petition for Zoning Variance
N/W corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
1st Election District
John F. Doetzer, et ux - Petitioner
Case No. 87-57-A

The subject Petition was appealed to the Board back in January 1987. Please add the attached correspondence to your case file for the Board's consideration.

bjs

Bette J. Schuhmann
BETTE J. SCHUHMAN
Zoning Office

RECEIVED
COUNTY BOARD OF APPEALS
1987 JUL 16 P 12 24

CPS-008

7/21/88

460 87-57-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the existing location of the garage which was established prior to 1950. It has become impractical and impossible to expand the garage storage and usage due to the fact it shall not be located on 50% of the third of the lot farthest removed from the street and located on a corner lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense, of above Variance advertising, posting, etc., upon filing of this petition, 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.

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

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

220 Montrose Avenue (301) 744-3108
Baltimore, Maryland 21228
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Michael Owings 21227
1800 Colonial Rd 298-0476
Address Phone No.

Attorney's Telephone No.: 825-1517

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of July 19, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1987, at 10:00 o'clock

By: *Carl John*
Zoning Commissioner of Baltimore County.



County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

August 25, 1987

Mr. & Mrs. John F. Doetzer
220 Montrose Avenue
Baltimore, MD 21228

RE: Case No. 87-57-A
John F. Doetzer, et ux

Dear Mr. & Mrs. Doetzer:

Enclosed is a copy of the final Opinion and Order passed today by the County Board of Appeals regarding the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Nancy E. Paige, Esquire
Phyllis C. Friedman, Esquire
Mr. Thomas M. Scott, III
Mr. Michael Owings
Norman E. Gerber
James G. Hoswell
J. Robert Haines
James E. Dyer
Margaret E. du Bois

IN THE MATTER OF
THE APPLICATION OF
JOHN F. DOETZER, ET UX
FOR A ZONING VARIANCE ON
PROPERTY LOCATED ON THE NW/4COR
OF MONTROSE AVENUE AND RIDGE RD.
(220 MONTROSE AVENUE)
1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-57-A

OPINION

This case comes before the Board on appeal from a request for a variance to permit an existing garage and to permit a roof addition (carport) outside the rear one-third of the lot. On December 15, 1986, the Deputy Zoning Commissioner granted the existing garage and denied the roof addition.

Mrs. Mary Doetzer, property owner at 220 Montrose Avenue, testified as to her reasons for wanting this carport in the proposed location. She noted that the existing garage, which has been there since 1920, was converted to a storage room and was too small for modern automobiles. She entered a series of photographs of the area and the proposed site and noted that the proposed carport will be screened from view. She cited as her main reasons for this location the existence of the concrete pad in front of the garage, a difficulty with locating the proposed carport somewhere else on the site and the need for the carport because of the damage of the large trees beneath which the automobiles must be parked.

Allen Lloyd, a nearby resident, testified that he is very familiar with this site and has no objection to the proposed addition.

John Doetzer, property owner, testified that he had estimates to relocate the carport on the north side of the existing garage which would not require a variance but, because of the existing tree and other problems, the difference in cost would be between \$6,000 and \$7,000 more to build it on the north side versus the south side. This concluded Petitioner's case.

Case No. 87-57-A
John F. Doetzer, et ux

Protestant's case consisted entirely of testimony from the adjacent neighbor. He entered as Protestant's Exhibit #3 a sketch of the site differences in the area and a series of photographs of his property and the subject site. His main concern hinged on the aesthetic impact of this addition to his property and to other properties in the area and a concern that this construction could be the beginning of a domino effect that would affect other houses in the area.

Mrs. Marjory Knoop testified that prior to the alterations of the existing garage it was used for the storage of automobiles and this use could be reinstated. This concluded Protestant's case.

The concerns of the neighbor, Mr. Knoop, regarding the aesthetic effects of the proposed structure on his property are not persuasive. The Doetzers could erect a privacy fence or heavy tall screening or any number of things without any problems whatsoever that could effectively destroy Mr. Knoop's view of the Doetzers' property. However, by any interpretation, Section 307 which delineates the power of this Board to grant a variance, in the opinion of this Board, has not been met. While the existence of the concrete pad and the desire to erect the carport in this precise location are the wishes of the Petitioner, there is evidence that other alternatives are available to them. Variances may be granted only where strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship. It is the opinion of this Board that enough alternatives are available to the Doetzers to accomplish protection for the automobiles without the need for a variance and therefore the variance for the carport must be denied. There is ample evidence that the garage has been in existence for many, many, many years and therefore the variance to permit the existing garage will be granted.

Case No. 87-57-A
John F. Doetzer, et ux

ORDER

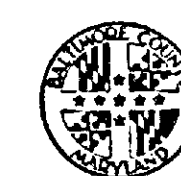
It is therefore this 25th day of August, 1987, by the County Board of Appeals of Baltimore County ORDERED that the variance to permit the existing garage be and the same is GRANTED.

IT IS FURTHER ORDERED that the variance to construct the proposed carport be and the same is DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman
Patricia Phipps
Patricia Phipps



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
June 18, 1987

NOTICE OF POSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 87-57-A
JOHN F. DOETZER, ET UX
NW/cor of Montrose Avenue & Ridge Road
(220 Montrose Avenue)
1st Election District
VAR -to permit an existing garage and roof addition outside of the rear one-third of the lot farthest removed from both streets
12/15/86 -D.Z.C. GRANTED existing garage; DENIED addition

which had been assigned for hearing on Thursday, June 18, 1987 has been POSTPONED IN OPEN HEARING at the request of Appellant/Petitioner and with agreement of all Counsel and has been

REASSIGNED FOR: WEDNESDAY, JULY 22, 1987 at 10:00 a.m.

cc: Nancy E. Paige, Esquire Counsel for Appellee/Protestant
John F. Doetzer, et ux Appellants
Mr. Michael Owings
Mr. Thomas M. Scott, III
Phyllis C. Friedman, Esquire People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

Kathi Weidenhammer
Administrative Secretary

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER Date: Oct. 1, 1987
FROM: BOARD OF APPEALS
SUBJECT: Case No. 87-57-A John F. Doetzer, et ux

Inasmuch as there have been no further appeals re the above, we are returning said file.

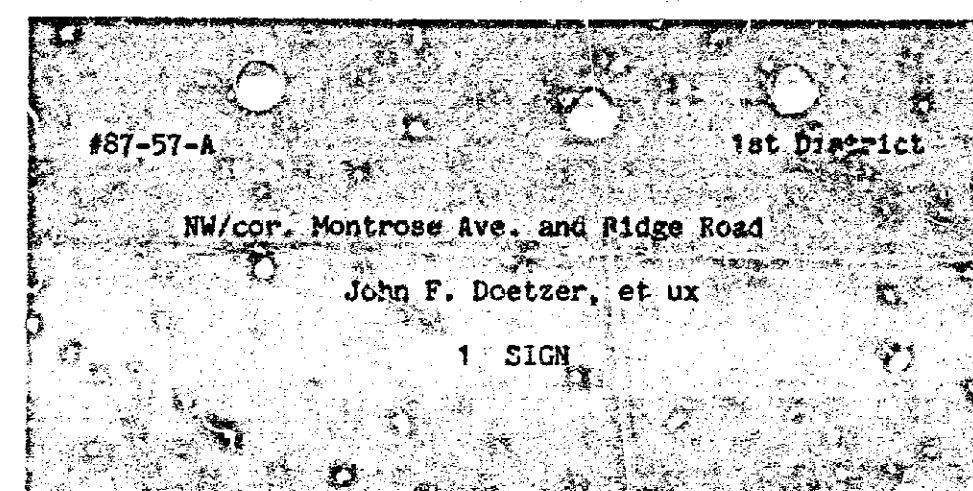
June Holmen

Follow with new Case.

8/18/87 - Conversation with Mary Doetzer -she telephoned re Memorandum submitted by Nancy Paige, Esq.
Ms. Doetzer to respond to Memorandum within one week.
Hold Opinion until such time as letter is received from Ms. Doetzer (she will also advise if she decides not to respond).

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: January 24, 1987
Posted for: Appeal
Petitioner: John F. Doetzer
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
Location of Signs: NW/cor. of Montrose Ave. and Ridge Rd.
Remarks:
Posted by: *K. J. Weidenhammer* Date of return: January 30, 1987
Number of Signs: 1



We, the undersigned, neighbors of Mr and Mrs John F. Doetzer, 220 Montrose Ave, Baltimore, Md. 21228, have no objection to their proposed plans for a carport addition to their existing garage requiring a zoning variance.

James J. Fitzgerald
1603 Ridge Road
Catonsville, MD 21228
12/2/86 782-5767 12/2/86

Francis J. Grubbs Jr.
219 Montrose Ave.
12/2/86

Donna and Allen Reed
816 Oak Forest Ave.
Catonsville, Md 21228
12/2/86 744-1059

Mrs. Donald J. Mohler
301 Montrose Ave.
12/2/86

Leslie J. Kriffel
305 Oak Forest Ave.
Catonsville, MD 21228
12/2/86 744-1059

Mrs. Carol Baker
215 Oak Forest Ave.
12/2/86

Mrs. Jean Reed
301 Oak Forest Ave.
Catonsville, MD 21228
12/2/86

Nancy Miller
1603 Ridge Rd.
21228 12/2/86

THOMAS M. SCOTT, III
21228 12/2/86

DEAR SIR:-

OUR NEIGHBORS, MR. & MRS. JOHN F. DOETZER OF 220 MONTROSE AVENUE IN CATONSVILLE, HAVE PETITIONED TO HAVE A CARPORT BUILT IN THEIR BACKYARD. I CONSIDER THE PROPOSED IMPROVEMENT TO BE COMPLETELY INOFFENSIVE. IT WILL BE DONE IN EXCELLENT TASTE AND CONSISTENT WITH THE AESTHETIC STANDARDS OF THE NEIGHBORHOOD.

AT THE ORIGINAL HEARING, AN OPPONENT STATED THAT ALL THE NEIGHBORS WERE OPPOSED. I AM NOT OPPOSED NOR ARE ANY OF THE NEIGHBORS WITH WHOM I HAVE SPOKEN. I REGRET THAT I WILL BE UNABLE TO ATTEND THE APPEAL MEETING AT 10:00 AM ON JULY 22, 1987. I WILL BE AT THE SEASHORE. HOWEVER, I WANT TO MAKE MY POSITION PERFECTLY CLEAR - I HAVE ABSOLUTELY NO OBJECTION TO THE PROPOSED IMPROVEMENT, CASE 87-57-A, INTRODUCED BY MR. & MRS. DOETZER.

SINCERELY
Arthur E. Roden
ARTHUR E. RODEN

RECEIVED
COUNTY BOARD OF APPEALS
JUL 30 1987

Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

August 12, 1986

Baltimore County Zoning Board
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case #460-87-57-A
DOETZER
220 Montrose Avenue

Gentlemen:

I have spent the last twenty-two years in the Real Estate Finance Division of a local Bank and the last ten as its head. I know the value of zoning and its importance in maintaining values. I also know that exceptions often become precedents referred to in subsequent applications with the long term results being a change in neighborhood values.

I assume your responsibility is to weigh the consequences of a variance against any hardship caused by denying a specific request. In this case, denial causes no hardship whatsoever. The applicant has over 1,200 sq. ft. of land for outbuildings, within the existing zoning, on the north side of their present two car garage. I think this point is most important. Any garage or carport, let alone one of four carsize, should be as far from the street as possible in a quality neighborhood.

I hope you see fit to deny the request and thank you very much for your consideration.

Very truly yours,

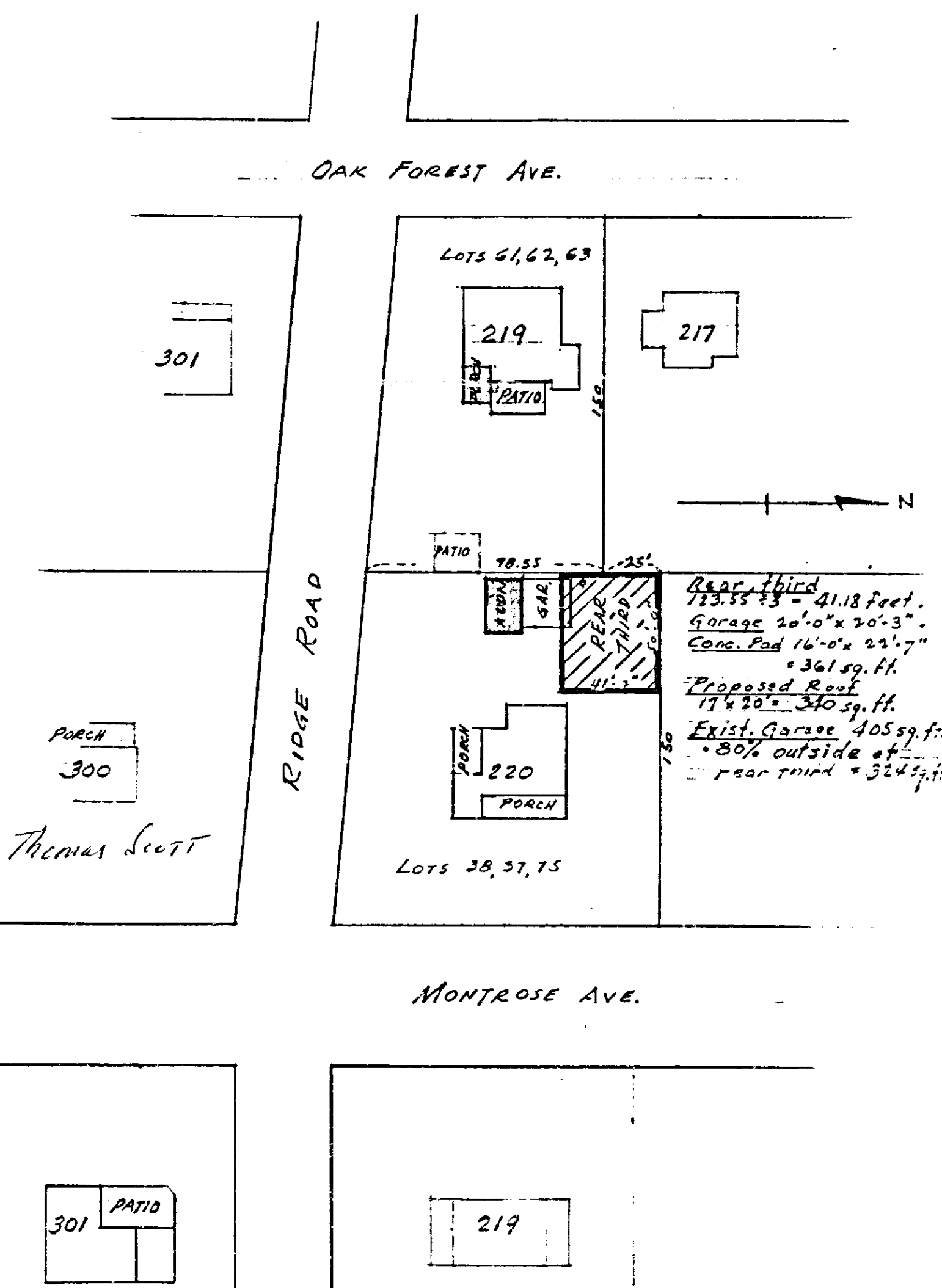
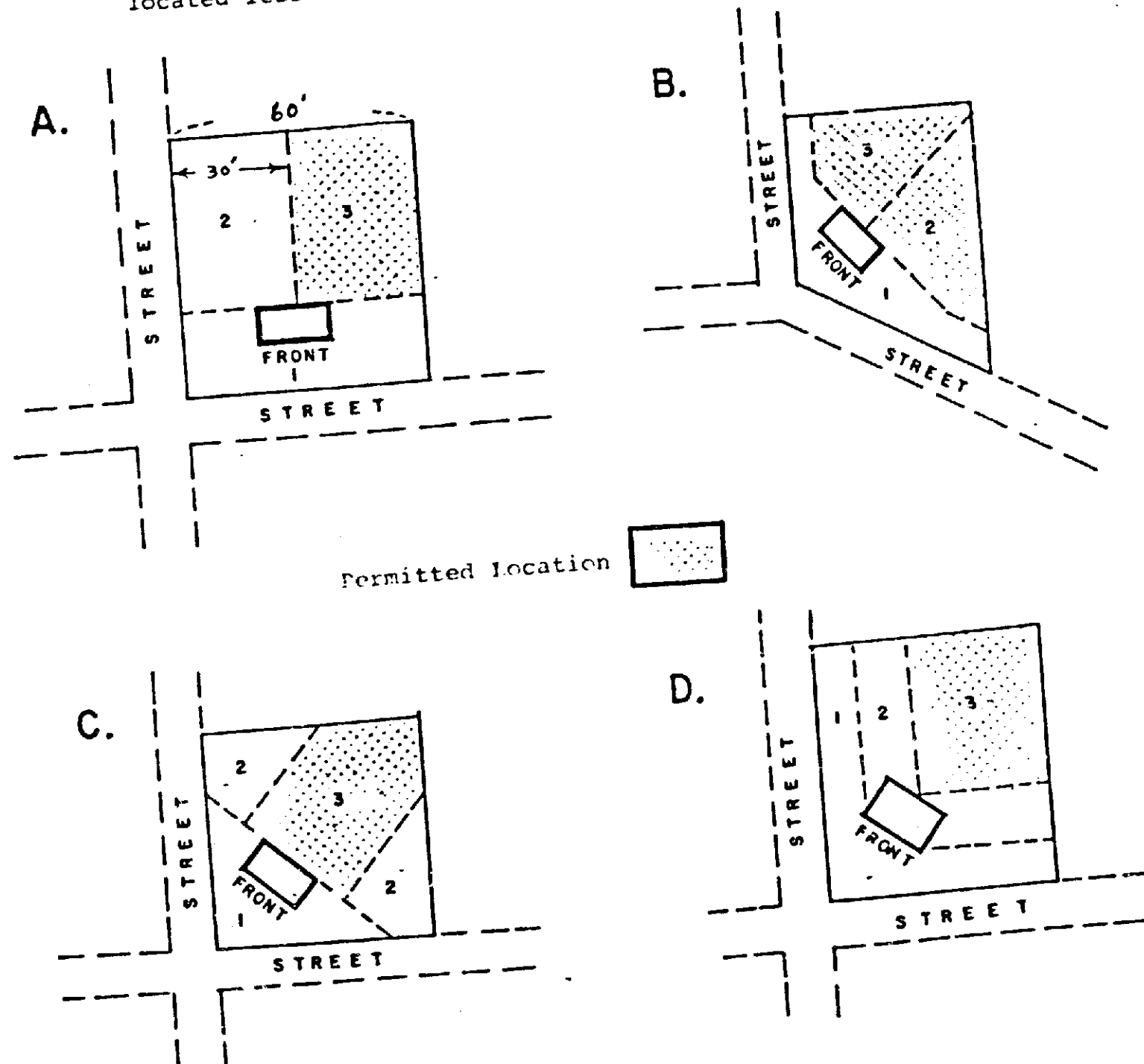
Thomas M. Scott, III

TMS,III:cy

Jack, I felt it only fair to make you aware of the letter prior to your hearing. It merely expresses my personal feelings about residential variances in general. I have not, and will not, try to impose my feelings on any other neighbor.
Sincerely,
Tom

D-6 CORNER LOTS - PERMITTED ACCESSORY BUILDING OR USE LOCATION

"Section 400.1- Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof. On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third. In no case shall they be located less than 25 feet from any side or rear lot lines....."



ZONING CASE 87-57-A
Scale 1/4" = 1'-0"

Prot. Exh. #2

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
GARRETT BUILDING
233 E. REDWOOD STREET
BALTIMORE, MARYLAND 21202
(301) 576-4000

TO: Kathi Weidenhammer
Administrative Secretary
County Board of Appeals of
Baltimore County
Room 200 Courthouse
Towson, Maryland 21204

DATE July 24, 1987

SUBJECT Case No. 87-57A
John F. Doetzer, et ux

Dear Kathi:

As we discussed, enclosed is appellant's Exhibit 1 in the referenced case, which I inadvertently took from the hearing.

I would appreciate if you would return it to the file.

Thank you.

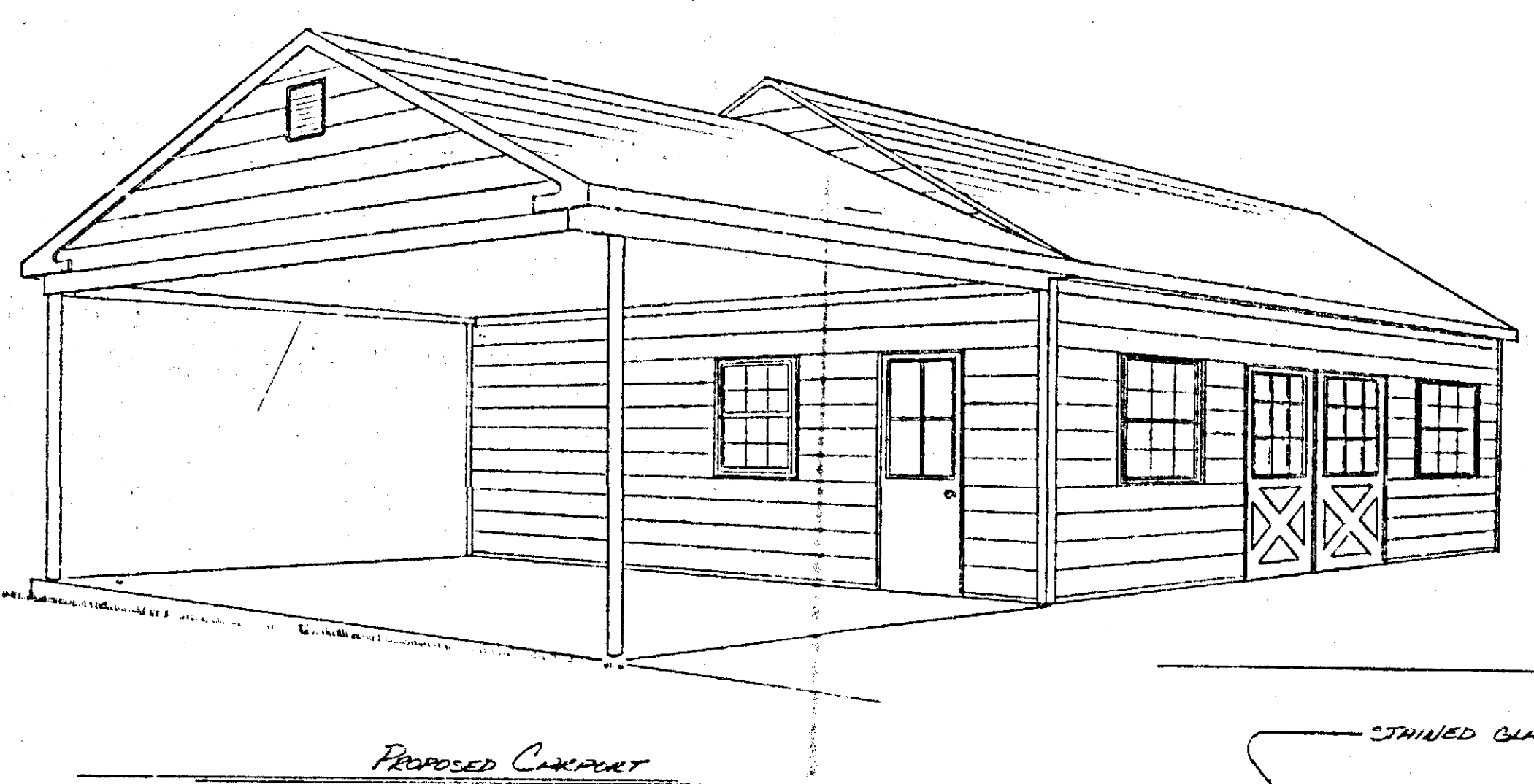
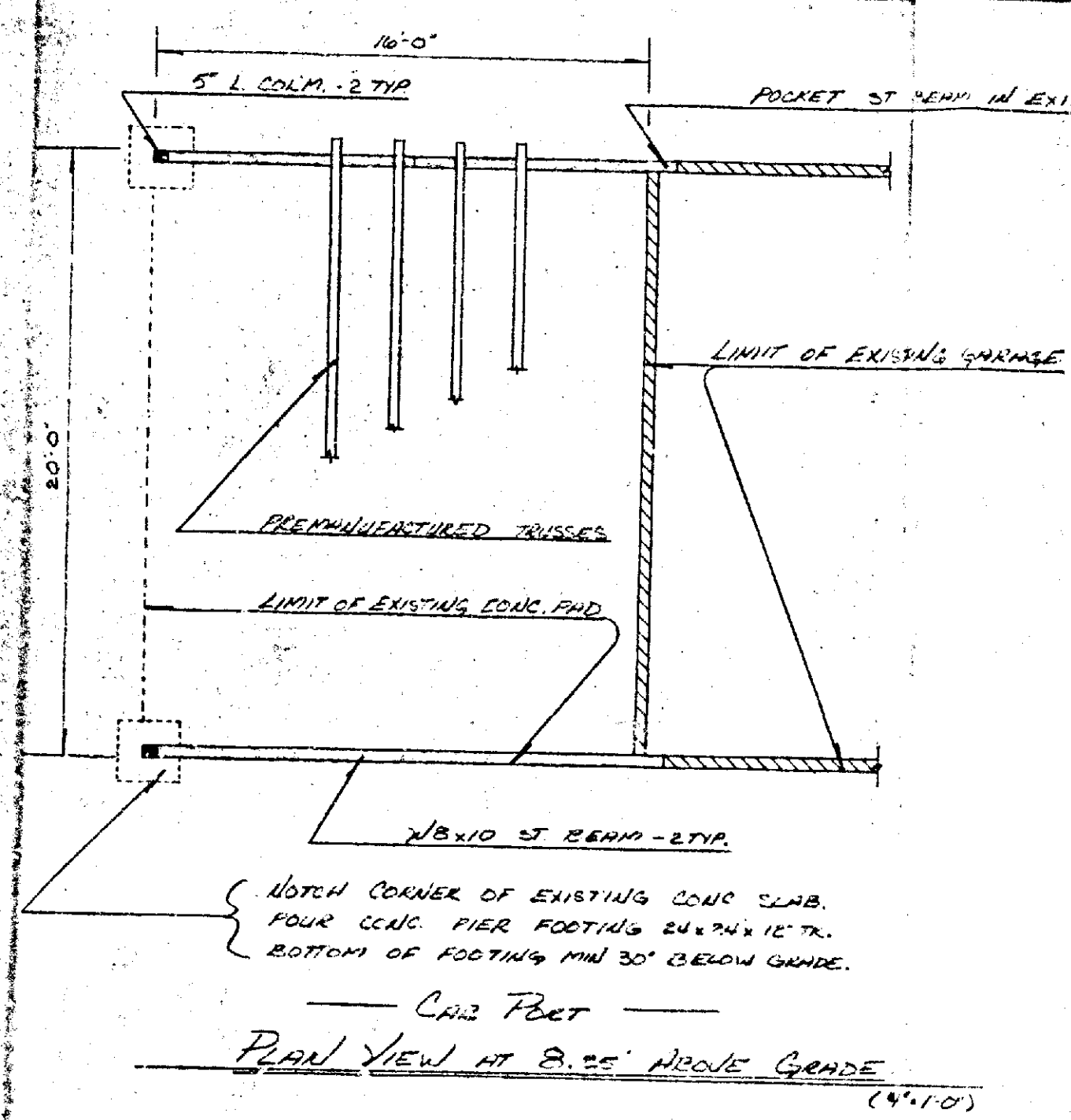
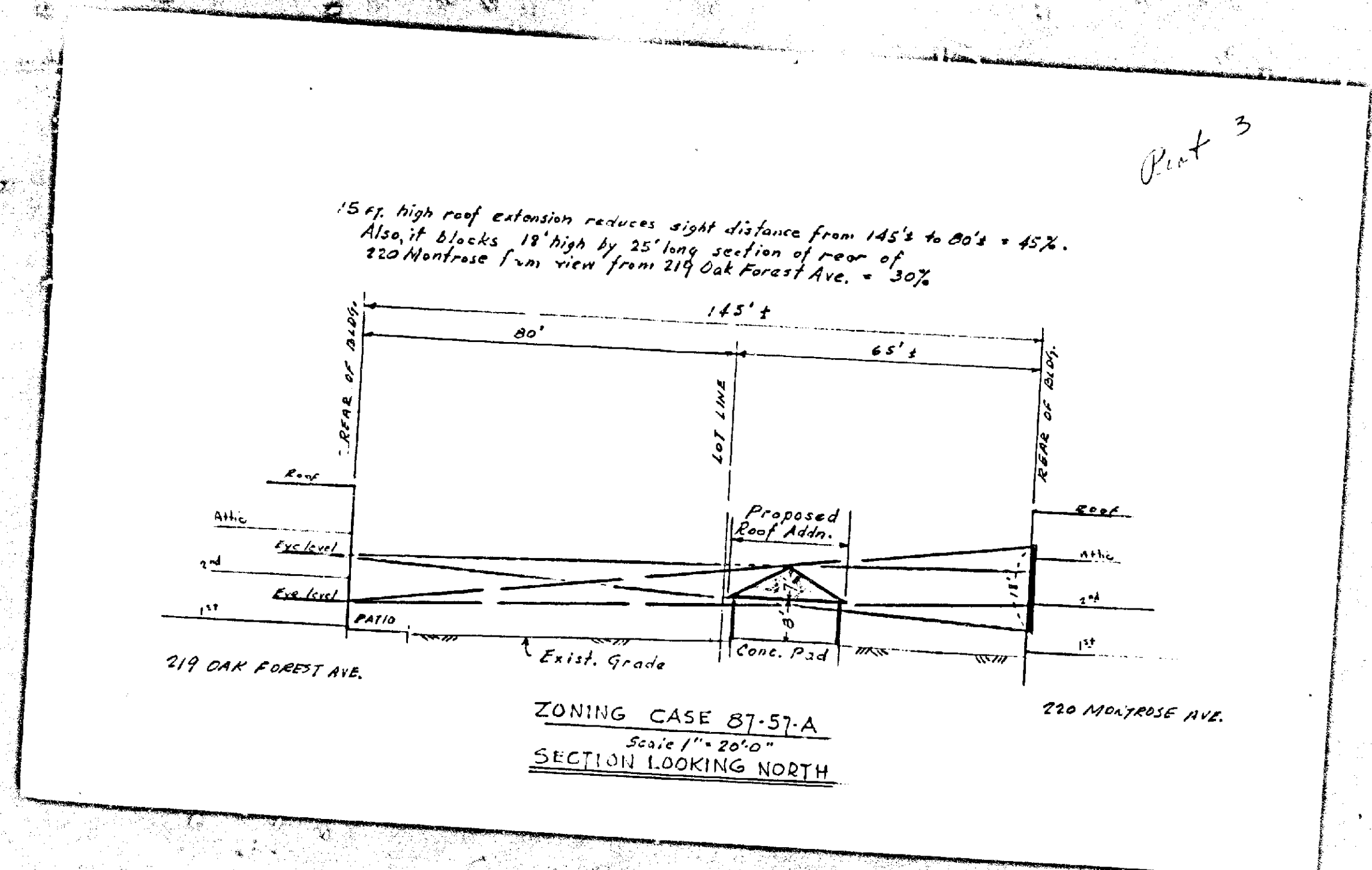
Very truly yours,

Nancy E. Paige
Nancy E. Paige

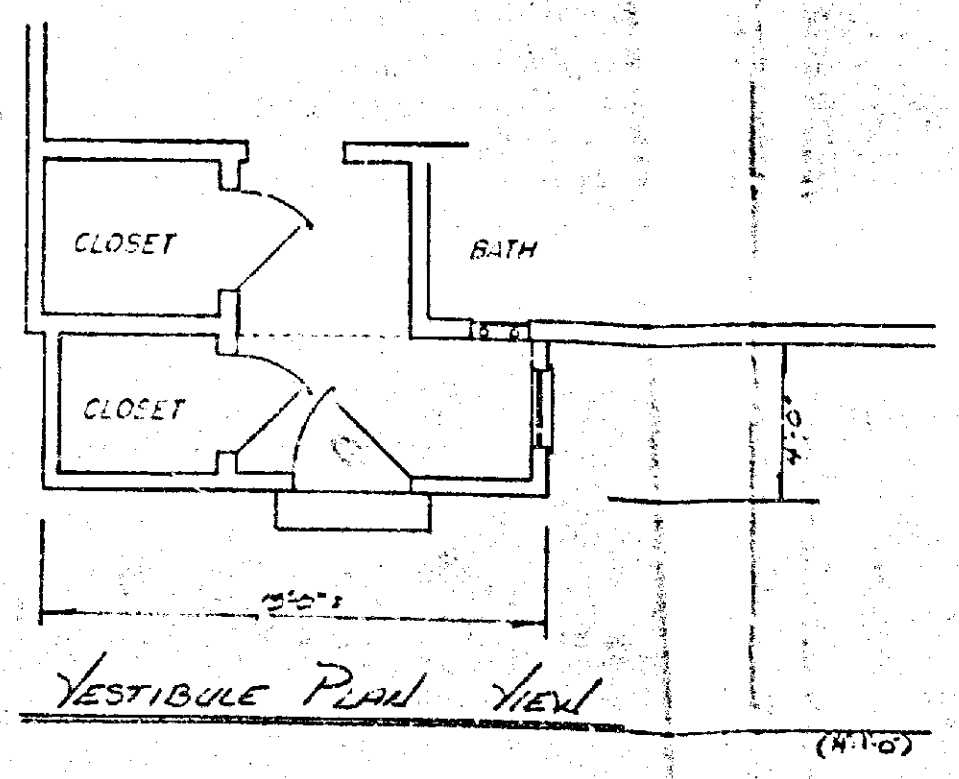
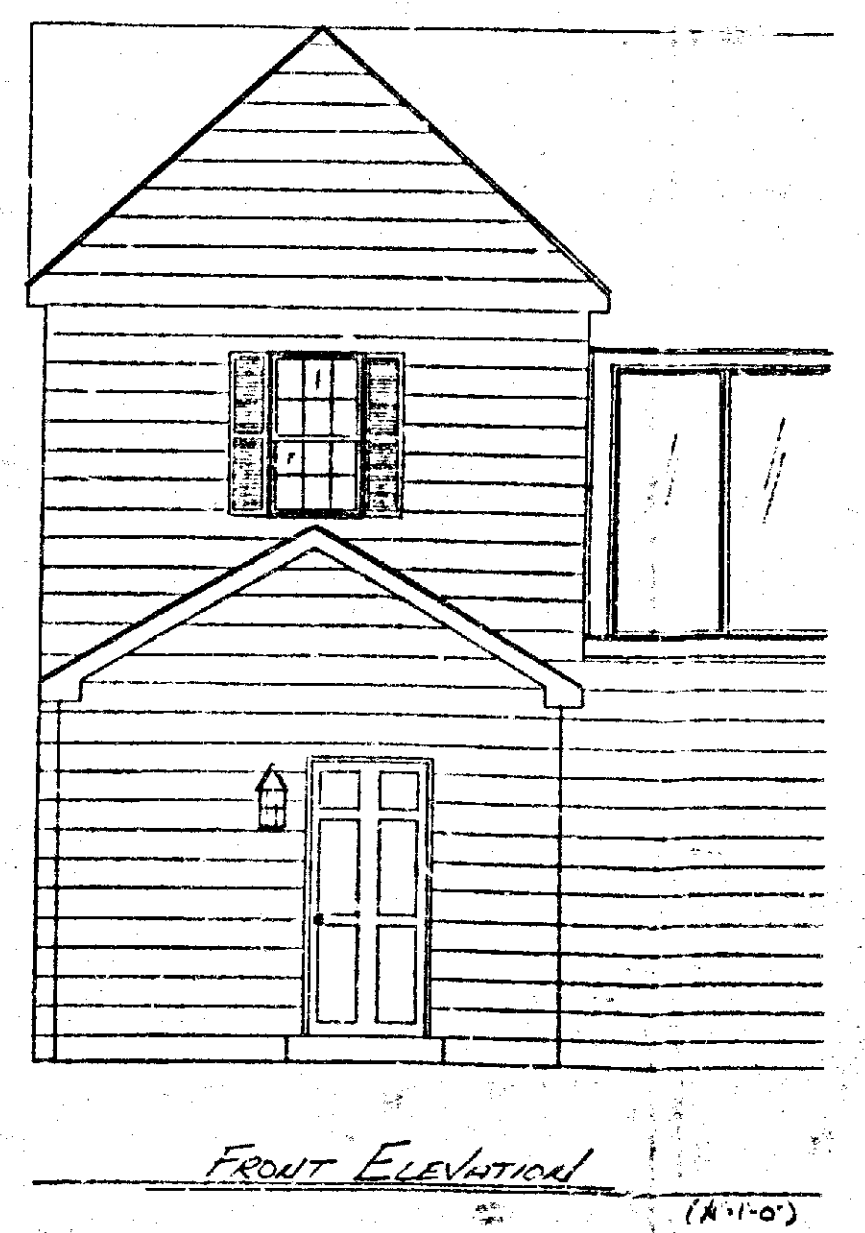
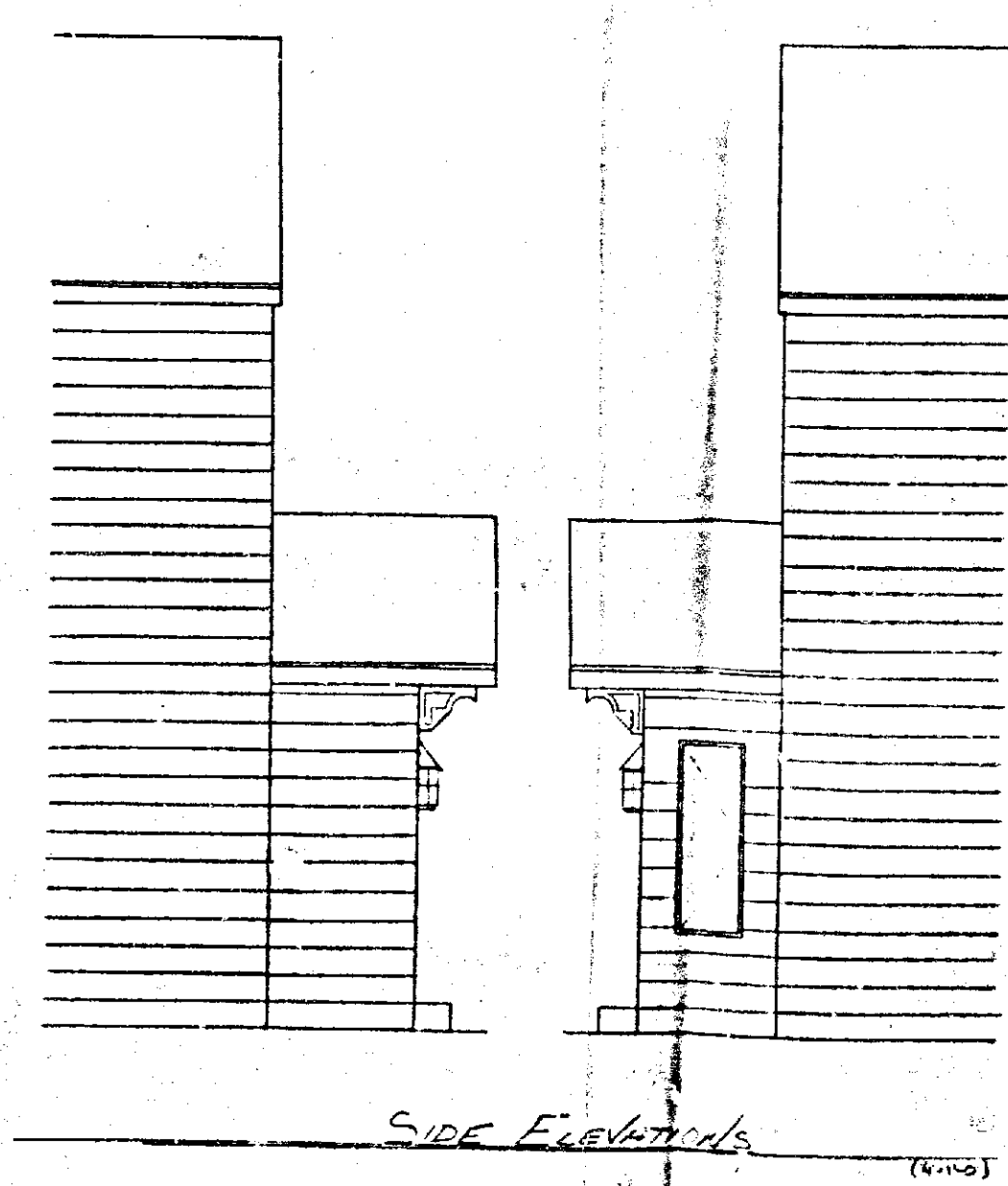
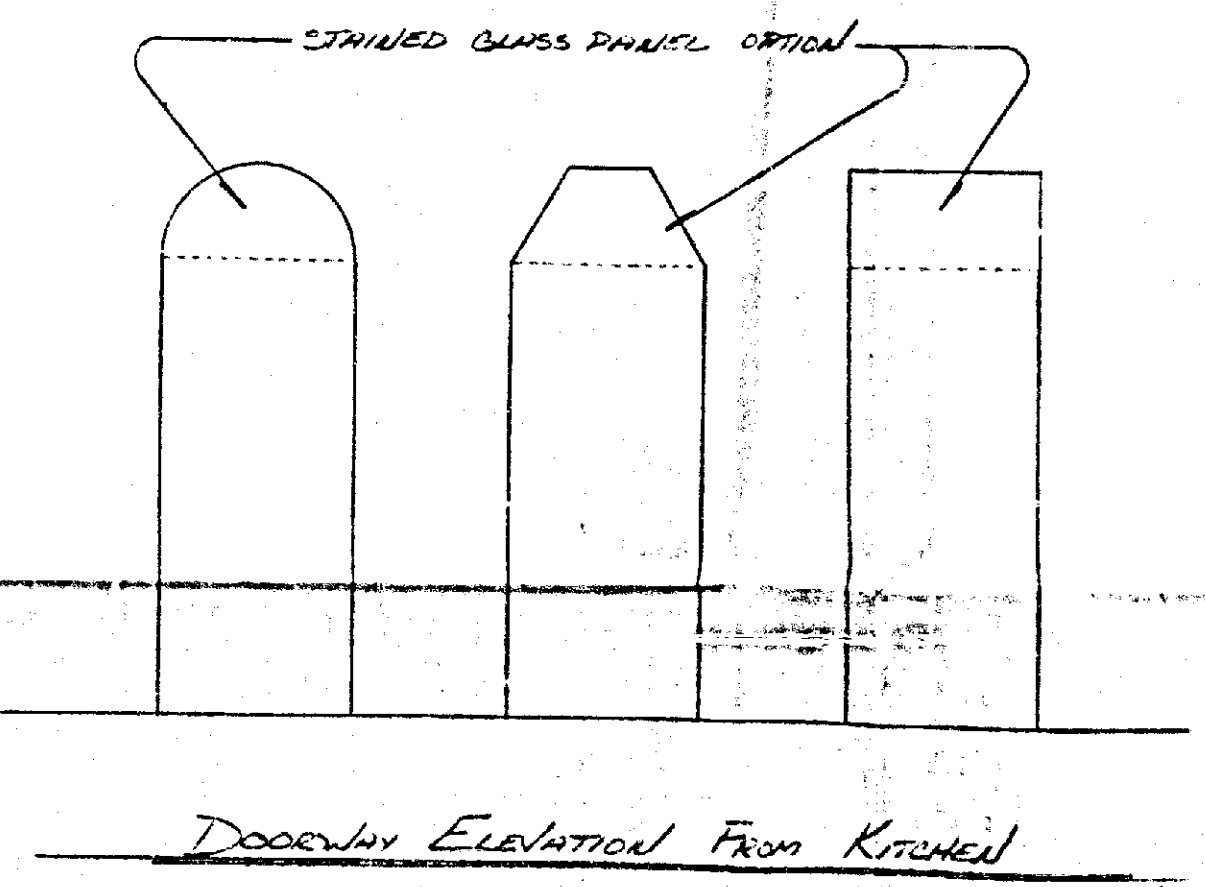
NEP/ph
Enclosure

RECEIVED
COUNTY BOARD OF APPEALS
JUL 28 1987

7/21/87



NOTE ON CARPORT:
 CANTILEVER ROOF TRUSSES OUT 18" OVER CARPORT - FRONT CURB.



7/21/88
 S.H.J. mfb

COLTECH SERVICES INC.

EXHIBIT 2

7/21/88

TO: Board of Appeals DATE: 1/13/87

FROM: Office of Zoning

SUBJECT: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
1st Election District
John F. Doetzer, et ux - Petitioner
Case No. 87-57-A

APPEAL FILED BY: Appellant/Petitioner - G. Warren Mix, Esquire

The following items are being transmitted in accordance with the appeal filed on the above-referenced case:

- 1) Petition for Zoning Variance
- 2) Description of Property
- 3) Certificates of Posting
- 4) Baltimore County Zoning Advisory Committee Comments
- 5) Director of Planning & Zoning Comments
- 6) Entry of Appearance of People's Counsel for Baltimore County
- 7) Order of Deputy Zoning Commissioner
- 8) Notice of Appeal Filed on 1/12/87 by Appellant/Petitioner - G. Warren Mix, Esquire
- 9) Petitioner's Exhibits as follows:

Exhibit 1 - Plat of property
Exhibit 2 - Plan prepared by Coltech Services, Inc.
Exhibit 3a through 3f - Color Photographs
Exhibit 4 - Letter of support
Exhibit 5 - Letter of opposition

- 11) Protestant's Exhibits as follows:

Exhibit 1, 1a and 6 through 12 - Color Photographs
Exhibit 2 - Plat of property
Exhibit 3 - Drawing of property
Exhibit 4 - Letter of opposition
Exhibit 5 - Plan (1" = 20')

G. Warren Mix, Esquire, Attorney for Appellant/Petitioner
Turnbull, Mix & Farmer
700 Washington Avenue, Towson, Md. 21204 (828-0700)

Nancy E. Paige, Esquire, Attorney for Appellee/Protestant
Gordon, Feinblatt, Rothman, Hoffberger & Hollander
233 E. Redwood Street, Baltimore, Md. 21202 (576-4000)

Request Notification: Norman E. Gerber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. duBois, Docket Clerk

(Over)



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180
June 18, 1987

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-57-A

JOHN F. DOETZER, ET UX

NW/cor. of Montrose Avenue & Ridge Road
(220 Montrose Avenue)

1st Election District

VAR -to permit an existing garage and roof addition outside of the rear one-third of the lot farthest removed from both streets

12/15/86 -U.Z.C. GRANTED existing garage; DENIED addition

which had been assigned for hearing on Thursday, June 18, 1987 has been POSTPONED IN OPEN HEARING at the request of Appellant/Petitioner and with agreement of all Counsel and has been

REASSIGNED FOR:

WEDNESDAY, JULY 22, 1987 at 10:00 a.m.

cc: Nancy E. Paige, Esquire

Counsel for Appellee/Protestant

John F. Doetzer, et ux

Appellants

Mr. Michael Owings

Mr. Thomas M. Scott, III

Phyllis C. Friedman, Esquire

People's Counsel

Norman E. Gerber

James G. Hoswell

Arnold Jablon

Jean M. H. Jung

James E. Dyer

Margaret E. duBois

RECEIVED
JUN 24 1987

ZONING OFFICE

Kathi Weidenhammer
Administrative Secretary



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

February 9, 1987

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-57-A

JOHN F. DOETZER, ET UX

NW/cor. of Montrose Ave. & Ridge Rd.
(220 Montrose Ave.)

1st District

Variance-To permit an existing garage and roof addition outside of the rear one-third of the lot farthest removed from both streets.

ASSIGNED FOR:

CC: G. Warren Mix, Esq.

Nancy E. Paige

John F. Doetzer, et ux

Michael Owings

Norman E. Gerber

James Hoswell

Arnold Jablon

Jean Jung

James Dyer

Margaret E. duBois

THURSDAY, JUNE 18, 1987, at 10 a.m.

Counsel for Appellant/Petitioner

Counsel for Appellee/Protestant

Planning

"

"

"

"

"

June Holmen, Secy.

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
GARRETT BUILDING
233 E. REDWOOD STREET
BALTIMORE, MD. 21202

301 576-4000
TELE 576-4246
FAX 301-576-4246
1800 E. STREET, N. W. SUITE 600
WASHINGTON, D. C. 20006
202 659 0555
FAX 202 659 2799

DIRECT DIAL 301-576 4294

August 3, 1987

Ms. Kathi Weidenhammer
Administrative Secretary
Board of Appeals of Baltimore County
Room 200, Court House
Towson, Maryland 21204

Re: Appeal No. 87-57-A
Doetzer Variance Appeal

Dear Ms. Weidenhammer:

Please file the enclosed memorandum in the referenced case.

Thank you.

Very truly yours,

Nancy E. Paige

/pac

Enclosure

RECEIVED
JUN 24 1987
BALTIMORE COUNTY BOARD OF APPEALS

IN RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Avenue
and Ridge Road
(220 Montrose Avenue)
1st Election District
John F. Doetzer, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-57-A

The Petitioners herein request a zoning variance to permit a roof addition and an existing garage outside of the rear one third of the lot farthest removed from both streets.

Testimony by and on behalf of the Petitioners indicates that the dwelling and garage were built in 1929. When the Petitioners purchased the property in 1967, the garage doors were too narrow to allow the shelter of a modern car. At that time, 4-foot wide cabinets were installed across the entire rear of the garage. In 1977, the Petitioners installed a concrete pad adjacent to the garage. The Petitioners are now proposing to construct a carport over the existing pad for the purpose of protecting one of the family vehicles from acorn damage and sap stains from surrounding oak trees. The roof line will be similar to but lower than the roof line of the garage, in accordance with Petitioners' Exhibits 1 and 2. The western property line from the garage to the street is screened by evergreens on the adjacent property. Other carport locations were considered but were determined to be less pleasing aesthetically. If the carport were constructed on the north side of the garage, a large tree would have to be removed. A nearby neighbor spoke in favor of the Petitioners' proposal.

The neighbor immediately to the west spoke in protest. In his opinion, the existing garage could be utilized for the parking and protection of an automobile. In addition, a tree was removed when the concrete pad was first constructed. His home, yard and view are oriented to the rear. The construction of the proposed carport would have a strong visual impact not only on residents

ORDER RECEIVED FOR FILING
Date
By

By: [Signature]

of his property but also on those utilizing the prominent Oak Forest Park intersection of Ridge Road and Montrose Avenue. It is his feeling that the proposed carport will interfere with the orderly development, landscaping, light and air, and open space usually protected by Zoning regulations. There were no other Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and reasonable hardship upon the Petitioners, if the variance to permit the existing garage were denied. Although the health and safety of the community would be unaffected by both the garage and roof addition, the general welfare of those concerned would be adversely affected by the roof addition, which would disturb the aesthetic ambience of the neighborhood. Therefore, the variance to permit the roof addition should be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of December 1986, that the herein request for a zoning variance to permit an existing garage outside of the rear one third of the lot farthest removed from both streets, be and is hereby GRANTED. It is FURTHER ORDERED that the requested variance to permit a roof addition outside the rear one third of the lot farthest removed from both streets be and is hereby DENIED.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date
By

By: [Signature]

Mrs. Doetzer - 744-3108

Telephoned on Friday, 6/05 - inquired if there was any possibility of obtaining postponement of hearing scheduled for 6/18 at this late date. Her husband has been called out of town for that date and will not be available for the hearing.

They were also out of town this past weekend and could be reached Monday with answer/response.

NOTE: This is the case you discussed with Warren Mix (Counsel for Doetzer) and the date for which Bonnie Brook (Polaski Mobile Home Park) has been set in at 10:30 a.m. Doetzer took appeal against Jung's decision re variance -permitted existing garage; denied addition.

Kath

Handwritten: Nancy Paige is 576-4294
Counsel for Protestants.

Handwritten: 828-0700 - Warren Mix

6/11/87 -

Mrs. Doetzer telephoned --

her husband is out of town until the weekend. She will telephone on Monday and advise whether or not she will request postponement or go ahead with hearing. She is "going it alone" without counsel and wants to be sure she is fully prepared. She will discuss with her husband this weekend and call back on Monday.

k

Handwritten: 6/14 - per 1c -
Appellant to
reg. PP in open
hearing on 6/18.
K.
6/15
Per Mrs. Mix
Warren Mix, he is
no longer representing Appellant K.

6/15/87 -Called Mrs. Doetzer; she is still not completely decided re postponement in o/h on 6/18. Will discuss with husband & call me late this afternoon or early a.m. 6/16.
Spoke w/Nancy Paige; was under impression PP was definite; to call her after convs w/Mrs. D. k

IN THE MATTER OF * BEFORE THE BOARD OF
THE APPLICATION OF * APPEALS OF
JOHN F. DOETZER, et ux * BALTIMORE COUNTY
FOR VARIANCE * CASE NO. 87-57-A

PROTESTANTS' POST-HEARING MEMORANDUM

Frederick A. Knoop, Jr. and Majorie Knoop, his wife, protestants, offer the following post-hearing memorandum.

Appellants, John and Mary Doetzer, have applied for a variance to permit them to construct a carport attached to their existing garage, and extending into the required yard adjacent to Ridge Road in the Oak Forest section of Baltimore County. It is submitted that the evidence presented at the hearing falls far short of the standard for granting such a variance.

An applicant for a variance asks the Board to waive the provisions of the zoning regulations, which apply to all other properties, for his benefit, because of extraordinary circumstances which would impose practical difficulty or unnecessary hardship upon him if the law is applied to his property in the same manner as it applies to everyone else's. Baltimore County Zoning Regulations §307. The courts have made clear that such exceptional treatment may not be granted merely for the convenience of the applicant. Heath v. Mayor and City Council of Baltimore, 190 Md. 478, 483 (1948). The reason is clear. If the law could be varied for the mere convenience of any applicant, the exceptions would swallow up the rule, and the regulations would become meaningless.

It is submitted that no evidence has been presented in the instant case which would justify a variance from the provisions of §400.1 of the Baltimore County Zoning Regulations. These require that accessory buildings be limited to the rear third of corner lots most distant from any street. It cannot be disputed that there is ample room for construction of a garage or carport on the appellants' property in the area in which such construction is permitted. Evidence of "practical difficulty" or "unnecessary hardship", as those terms are legally construed, is totally absent from the record herein. See, e.g., Mayor and City Council of Baltimore v. Polakoff, 233 Md. 1, 7 (1963), cited with approval in Dahl v. County Board of Appeals, 258 Md. 157, 167 (1970).

The appellants now have a garage whose dimensions are virtually identical to those of modern homes featured in recent editions of the Baltimore Sun. The Board may also take notice of the fact that the size of parking spaces prescribed pursuant to the Baltimore County Zoning Regulations, §409.2, is 8-1/2 feet wide by 18 feet long. The appellants' garage is 20 feet by 20 feet, ample to accommodate two vehicles. The appellants themselves have obstructed access by installing a garage door which is too narrow, and have filled the garage with items other than cars. The uncontradicted evidence of Mrs. Knoop was that the garage has previously been used for the storage of cars. It is doubtful that the size of the garage is grounds for variance, in any event; even if it were, it is clear beyond doubt that any

deficiency in the existing garage may be remedied in numerous ways, without varying the law. There was evidence that the rear of the garage is occupied by wooden cabinets, but no evidence that these could not be easily removed to create additional space for a car. The door can surely be replaced, and there was no evidence adduced respecting the cost or difficulty of adding a few inches to the front of the garage, should that be desired.

Much was made of the fact that a large tree is growing at the northwest corner of the garage, and that substantial costs would be associated with removing the tree or attempting to protect it from surrounding construction. However, this testimony presupposed the construction of a carport immediately adjacent to the north side of the garage. As indicated, many other solutions to the appellants' purported garage needs are available, one of which is to clean out the garage and change the doors. Obviously, there is ample room away from the existing garage, in the area reserved by law for such use, if a carport is desired. There is also ample room, clear of the tree, to build an extension to store the items now in the garage, clearing the garage for its intended use. Such an extension need not take the full depth of the side of the garage, and could easily be built to avoid interference with the tree.

Appellants' testimony of hardship amounts to no more than a complaint that they cannot do what they prefer to do, unless the law is bent for their benefit. If a variance is granted on this basis, yard regulations may as well be repealed,

because a variance would then be available for no more than the asking. It will be recalled that Mrs. Doetzer, contradicting testimony later given by her husband, stated that no consideration had been given to building an extension on the north side, because this would detract from her enjoyment of her yard. She had no qualms about asking that her wishes be granted at the expense of her neighbors' enjoyment of their yard!

The law requires that any detriment which the applicant suffers by denial of a variance must be weighed against the benefit to the community in maintaining the prescribed setback. Dahl, supra, at 167. The Doetzer residence stands at the most prominent intersection in a beautiful neighborhood of stately old homes on spacious grounds, with no detached carports intruding into required yards. The granting of requested variance would detract from the integrity of setbacks in the community and set an unwelcome precedent for future incursions into prescribed yards.

For all of the foregoing reasons, appellants' application for a variance should be denied.

Nancy E. Paige
Nancy E. Paige

GORDON, FEINBLATT, ROTHMAN,
HOFFBERGER & HOLLANDER
233 E. Redwood Street
Baltimore, MD 21202
301/576-4000

Attorney for Protestants

- 4 -

CERTIFICATE OF SERVICE

I HEREBY CERTIFY THAT, on this 3rd day of August, 1987, a copy of the foregoing Protestants' Post-Hearing Memorandum was mailed first-class, postage prepaid to Mr. and Mrs. John F. Doetzer, 220 Montrose Avenue, Baltimore, Maryland 21228.

Nancy E. Paige
Nancy E. Paige

L5484.124 Y:3

- 5 -

LAW OFFICES
TURNBULL, MIX & FARMER
706 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 808-0700
(301) 808-1817

JOHN GRASON TURNBULL
(1900-1984)

January 9, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Petition For Zoning
Variance
Case: 87-57-A

Dear Sir:

Please enter an appeal on the decision rendered on December 15th by the Deputy Zoning Commissioner for Baltimore County in the above captioned matter and forward all papers to the Board of Appeals for Baltimore County. I have enclosed my check in the amount of \$75.00 to cover the cost of said appeal.

Very truly yours,
TURNBULL, MIX & FARMER
Warren Mix
G. Warren Mix

GWM/kmc
cc: Nancy Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202
cc: Office of People's Counsel
Court House
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025796

DATE 1-13-87 ACCOUNT R-01-615-000

AMOUNT \$ 75.00

RECEIVED FROM G. Warren Mix, Esquire

FOR Appeal of Case 87-57-A

BY 8101*****701015 87101

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3353

ARNOLD JABLON
ZONING COMMISSIONER

December 12, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

G. Warren Mix, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW/cor. of Montrose Avenue
and Ridge Road
(220 Montrose Avenue)
1st Election District
Case No. 87-57-A

Dear Mr. Mix:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been denied, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: Mr. & Mrs. John F. Doetzer
220 Montrose Avenue, Baltimore, Maryland 21228

Nancy Paige, Esquire
233 E. Redwood Street, Baltimore, Maryland 21202
People's Counsel

ZONING DESCRIPTION

Beginning on the NW/cor. of Montrose Avenue and Ridge Road. Being lots # 35, 37, and 75 on the plat of Oak Forest Park Book #5 folio 90 and 91. Containing approximately 18,000 sq. ft. in the 1st. election district. Also known as # 220 Montrose Avenue.

OFFICE C

7/21/88

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Thursday, November 20, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Wednesday, October 22, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Tuesday, August 19, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

1st Election District
Case No. 87-57-A

LOCATION: Northwest Corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
DATE AND TIME: Wednesday, December 3, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

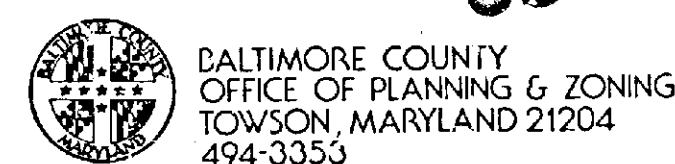
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an existing garage and roof addition outside of the rear one third of the lot farthest removed from both streets

Being the property of John F. Doetzer, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

Dear Mr. Mix:

This is to advise you that \$59.35 is due for advertising and posting of the above property, in connection with the requested postponed hearing of Tuesday, August 19th. This fee must be paid.

PLEASE MAKE ARRANGEMENTS TO PLACE THE ENCLOSED STICKER ON THE ZONING SIGN AND THEN RETURN THIS ZONING SIGN AND POST TO THIS OFFICE ON AUGUST 20, 1986.

Please make the check payable to Baltimore County, Maryland and remit it to the Zoning Office, Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJmed

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021855

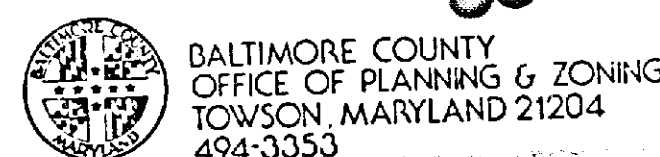
DATE 9/4/86 ACCOUNT R-01-615-000

SIGN & POST
RETURNED TO ZONING
OFFICE Mrs. Mary B. Doetzer, 220 Montrose Ave.,
Baltimore, Md. 21204

ADVERTISING & POSTING COSTS PG CASE 87-57-A

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 26, 1986

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

Dear Ms. Paige:

This is to advise you that \$59.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJmed

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025747

DATE 12-15-86 ACCOUNT R-01-615-000

AMOUNT \$ 59.00

RECEIVED FROM Nancy E. Paige, Esq.

FOR Advertising and Posting 87-57-A

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE
NW/cor. of Montrose Ave. & Ridge Rd. (220 Montrose Ave.), 1st Dist.
JOHN F. DOETZER, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-57-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. & Mrs. John F. Doetzer, 220 Montrose Ave., Baltimore, MD 21228, Petitioners; and Mr. Michael Owings, 1800 Colonial Rd., Baltimore, MD 21207, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

July 11, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 10:00 a.m.

DATE: Tuesday, August 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

AJmed

cc: Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

Phyllis Cole Friedman
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 020042

DATE 6/14/86 ACCOUNT C1-C15-000

AMOUNT \$ 35.00

RECEIVED FROM Phyllis Cole Friedman

FOR Voucher # 460

FOR 8751*****00561 03467

VALIDATION OR SIGNATURE OF CASHIER

7/21/88

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

July 29 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 26 day of July 19 86, that is to say,
the same was inserted in the issues of

July 24, 1986

PATUXENT PUBLISHING CORP.

By *[Signature]*

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

November 13 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 15 day of November 19 86, that is to say,
the same was inserted in the issues of

November 13, 1986

PATUXENT PUBLISHING CORP.

By *[Signature]*

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

October 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 11:00 a.m.

DATE: Wednesday, December 3, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

ccs: Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

Mr. Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21228

Mr. Frederick R. Knoop
219 Oak Forest Avenue
Baltimore, Maryland 21228

People's Counsel for Baltimore
County

G. Warren Mix, Esquire
Turnbull, Mix & Farmer
706 Washington Avenue
Towson, Maryland 21204

October 3, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
1st Election District
John F. Doetzer, et ux - Petitioners
Case No. 87-57-A

TIME: 9:30 a.m.

DATE: Thursday, November 20, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

Attest:

ccs: Mr. John F. Doetzer
Mrs. Mary B. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228

Mr. Michael Owings
1800 Colonial Road
Baltimore, Maryland 21207

Mr. Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228

Nancy E. Paige, Esquire
Garrett Building
233 East Redwood Street
Baltimore, Maryland 21228

Mr. Frederick R. Knoop
219 Oak Forest Avenue
Baltimore, Maryland 21228

People's Counsel for Baltimore
County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 11-15-86
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
Location of Signs: Northwest corner of Montrose Avenue
and Ridge Road
Remarks:
Posted by: [Signature] Date of return: 11-21-86
Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: July 21, 1986
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
Location of Signs: In front of subject property at 220 Montrose
Ave.
Remarks:
Posted by: [Signature] Date of return: July 25, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 31, 19 86
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
July 31, 19 86.
THE JEFFERSONIAN,
[Signature]
Publisher
Cost of Advertising
24.75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-42-A, 87-48-A, 87-49-A, 87-51-A, 87-55-A,
87-56-A, 87-57-A and 87-58-A
Date: July 21, 1986
There are no comprehensive planning factors requiring comment on
these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 9-23-86
Posted for: Variance
Petitioner: John F. Doetzer, et ux
Location of property: NW/cor. of Montrose Ave. and Ridge Rd.
(220 Montrose Ave.)
Location of Signs: NW/cor. of Montrose Ave. and Ridge Rd.
Remarks:
Posted by: [Signature] Date of return: 9-26-86
Number of Signs: 1
9/26/86 Steve Cook
ap to post in lieu of signs

CERTIFICATE OF PUBLICATION

TOWSON, MD, November 13, 19 86
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
November 13, 19 86.
THE JEFFERSONIAN,
[Signature]
Publisher
Cost of Advertising
24.75

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
9th day of July, 19 86.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: John F. Doetzer, et ux Received by: James E. Doer
Petitioner's Attorney: [Signature] Chairman, Zoning Plans
Advisory Committee

7/21/88

8/14/86
8
RECEIVED
AUG 14 1986
Thomas M. Scott, III
300 Montrose Avenue
Catonsville, Maryland 21228
ZONING OFFICE

August 12, 1986
John F. Doetzer, Esq.

Baltimore County Zoning Board
111 West Chesapeake Avenue
Towson, Maryland 21204
Re: Case #460-87-5-A
DOETZER
220 Montrose Avenue

Gentlemen:
I have spent the last twenty-two years in the Real Estate Finance Division of a local Bank and the last ten as its head. I know the value of zoning and its importance in maintaining values. I also know that exceptions often become precedents referred to in subsequent applications with the long term results being a change in neighborhood values.
I assume your responsibility is to weigh the consequences of a variance against any hardship caused by denying a specific request. In this case, denial causes no hardship whatsoever. The applicant has over 1,200 sq. ft. of land for outbuildings, within the existing zoning, on the north side of their present two car garage. I think this point is most important. Any garage or carport, let alone one of four carsize, should be as far from the street as possible in a quality neighborhood.
I hope you see fit to deny the request and thank you very much for your consideration.

Very truly yours,
Thomas M. Scott, III

TS,III:cy

PROTESTANT'S
KINDBT 4

LAW OFFICES
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

June 12, 1987

County Board of Appeals
for Baltimore County
Room 200 Court House
Towson, MD 21204

RE: Case #87-57-A
Variance Hearing
John F. Doetzer

Gentlemen:

Please be advised that this office will not be representing Mr. and Mrs. Doetzer at the hearing on Thursday, June 18th at 10:00 a.m. However, Mrs. Mary Doetzer will be present to present her case to the Board in proper person.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/kmc
cc: Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, MD 21202

RECEIVED
COUNTY BOARD OF APPEALS
JUN 15 1987

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
20 October 1986
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Nancy E. Paige, Esq.
Garrett Bldg
233 E. Redwood St.
Baltimore, Maryland 21202

Re: Case No. 87-57A

Dear Ms. Paige,

Pursuant to your request to me dated 17 October 1986 in reference to the above captioned matter, please be advised that I will grant your request for postponement.

Be advised that your client will be responsible for the costs of advertising and posting for the new hearing date. You and Mr. Mix will be contacted by this office to schedule a new date.

Sincerely,

Arnold Jablon

AEJ/aj

cc: Warren Mix, Esq.

Handwritten notes and signatures in the bottom right corner of the letter.

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
233 E. REDWOOD STREET
BALTIMORE, MD. 21202
301-576-4000
TELEPHONE 301-576-4246
TELECOPIER 301-576-4246
1800 E. STREET, N.W. SUITE 800
WASHINGTON, D.C. 20006
202-659-0555
TELECOPIER 202-659-2709
DIRECT DIAL 301-576-4294
October 17, 1986
RECEIVED
OCT 20 1986
ZONING OFFICE

Mr. Arnold Jablon
Zoning Commission of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: John F. Doetzer, et
ux., Petitioners
Case No. 87-57-A

Dear Mr. Jablon:

I represent Mr. Frederick R. Knoop, a protestant in the referenced zoning matter, which is scheduled for hearing on Thursday, November 20, 1986.

Mr. Knoop has advised me that he will be required to be out of the State on personal business during the week of November 17, 1986, and therefore requests that the hearing be postponed. This hearing has twice before been postponed at the request of the petitioner, but never at the request of the protestant. I therefore would ask that the commissioner give favorable consideration to Mr. Knoop's present request.

I expect to be out of the City between December 21 and January 5 and therefore ask that the hearing not be rescheduled at that time.

GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER

Mr. Arnold Jablon
October 17, 1986
Page Two

Thank you for your consideration.

Very truly yours,
Nancy E. Paige

cc: Mr. Frederick R. Knoop, Jr.
G. Warren Mix, Esquire
Mr. & Mrs. John F. Doetzer
Mr. Michael Owings
Mr. Thomas M. Scott, III

RECEIVED
SEP 19 1986
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

September 19, 1986

Mr. Arnold Jablon
Zoning Commissioner
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case #87-57-A
Petition For Zoning Variance

Dear Mr. Jablon:

I have received Notice Of Hearing that the above captioned matter has been scheduled for Wednesday, October 22, 1986 at 9:30 a.m. Please be advised that this date is inconvenient for the Petitioner as well as myself.

Mrs. Doetzer's son is having surgery and I have a 2 to 3 day hearing with regard to a condemnation case in the Circuit Court for Baltimore City (State Roads Commission vs. Rucco).

We would like a date as soon as possible, preferably in October and perhaps, it would be more convenient if you would call my office to see what dates are available.

Thank you for your convenience with regard to this matter.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/rmp
cc: Nancy Paige, Esquire
cc: Mr. Frederick R. Knoop
cc: People's Counsel
for Balto. County

LAW OFFICES
TURNBULL, MIX & FARMER
700 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
G.W. WARREN MIX
JAMES R. FARMER
DOUGLAS T. SACHSE
(301) 828-0700
(301) 828-1517
JOHN GRABON TURNBULL
(1906-1984)

August 12, 1986

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Doetzer, John F. and Mary
Case No. 87-57A

Dear Mr. Jablon:

Please enter my appearance as counsel for the Petitioners in the above captioned matter. It is my understanding that the matter is scheduled for a Variance Hearing on Tuesday, August 19, at 10:00 a.m.

It is necessary that I request a postponement of the Hearing for that date, as I have a previous case scheduled in the District Court at 9:00 a.m. (Barrett vs. Risso), as well as an all day Circuit Court case beginning at 10:00 (State vs. Patrick Kleman).

My clients understand that by requesting a postponement, they will be responsible for the re-advertising costs, and I will be responsible for the posting of the postponement notice on the sign. I would appreciate your consideration in granting this request.

Very truly yours,
TURNBULL, MIX & FARMER
G. Warren Mix

GWM/rmp
cc: Peter Zimmerman
Office of Peoples Counsel
Old County Court House
Towson, Maryland 21204

John F. Doetzer
220 MONTROSE AVENUE - CATONSVILLE, MD 21228
DEC 12 1986
RECEIVED
ZONING OFFICE

December 11, 1986

Mrs. Jean Jung
Deputy Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mrs. Jung:

Thank you for your patience and understanding during our zoning variance hearing on Wednesday, December 3rd. Please recall that you requested some additional information from us relative to the possibility of shrinking the size of the carport roof.

We have carefully and thoughtfully remeasured the area in an attempt to make the roof-line even smaller. The size of the existing concrete pad is 22 ft. deep by 16 1/2 ft. wide and, as you can see on the enclosed pictures, it doesn't give us a lot of extra room. However, we feel that we could move the supporting posts approximately 18 inches to the inside of the pad. This, of course, would restrict our ability to walk around the car and to the post would also then present an obstacle as you drive into the carport. In addition, there would be approximately 1 1/2 ft. of concrete extending outside the roof-line.

In conclusion, we believe this would be a compromise that is workable but perhaps not as desirable. Esthetically, we believe that the roof would look far better covering the entire concrete pad and certainly would be more functional for our purposes.

Again, we appreciate your continued interest in our problem and hope that you will be able to visit our property.

Sincerely,
John F. Doetzer
cc: G. Warren Mix
cc: Nancy E. Paige

7/21/88

LAW OFFICES
SANDBOWER, GABLER & O'SHAUGHNESSY, P.A.
117 WATER STREET-SEVENTH FLOOR
BALTIMORE, MARYLAND 21202
TELEPHONE (301) 576-0762
JAMES M. GABLER
JOHN E. SANDBOWER III
PHILLIPS P. O'SHAUGHNESSY
C. JAMES SFRAS
ALISON D. KOHLER
PAUL W. SPENCE
DENYIS C. WHELLEY

July 10, 1987

Clerk
County Board of Appeals of Baltimore County
Court House, Room 200
401 Bosley Avenue
Towson, Maryland 21204

Re: Mr. & Mrs. John F. Doetzer
220 Montrose Avenue
Baltimore, Maryland 21228
Case No. 87-57-A

Dear Mr. Clerk:

My wife and I reside at 505 Patleigh Road, Baltimore, Maryland, 21228 and have learned that an Appeal is pending with regard to the efforts of Mr. & Mrs. Doetzer to extend a roof on the garage building behind their home at 220 Montrose Avenue. We drive on Montrose Avenue regularly and have done so for nearly 18 years. The Doetzer's property has been consistently maintained in a "spit-shine" condition and enhances the attractiveness of the community in general. I have specifically looked at the area where the proposed roof extension will be placed and do not believe it will detract in any way from the appearance of the property nor does it appear to me to adversely effect any of the surrounding properties.

Accordingly, my wife and I favor the grant of any permits or zoning exceptions which would be required for the Doetzers to build.

Sincerely,

John E. Sandbower III
John E. Sandbower III

JES/bjj

302 Thackry Avenue
Baltimore, MD 21228
July 15, 1987

County Board of Appeals of Baltimore County
Room 200
Court House
Towson, Maryland 21204

Re: Case No: 87-57A
Mr. and Mrs. John F. Doetzer
220 Montrose Avenue
Catonsville, Maryland 21228

I am aware of the proposed car port/patio roof addition the Doetzers would like to add to their existing garage building. My family and I regularly drive past their home on Montrose Avenue to and from our home, and we feel it would be a pleasing addition aesthetically. As a neighbor in Oak Forest, I am very aware of the economic and practical value of a covered parking area. The large oak trees (and the Doetzers have many) do substantial damage to cars and cause considerable inconvenience as well.

I hope you will look favorably on this decision.

Sincerely,

George A. Abendschoen
George A. Abendschoen
11v

William J. Griffiths, Jr.
Lois P. Griffiths
305 Oak Forest Avenue
Catonsville, Maryland 21228
July 20, 1987

County Board of Appeals of Baltimore County
Room 200, Court House
Towson, Maryland 21204

Dear Members:

We are writing in regard to case no. 87-57-A which concerns the property of Mr. and Mrs. John F. Doetzer at 220 Montrose Avenue in Catonsville. We have known the family for almost 20 years and have found them to be knowledgeable, conscientious persons and congenial, desirable neighbors. We live a short block and a half from the Doetzers and usually pass their home several times each day. Their property is well maintained and an asset to the neighborhood. We believe that they would never do anything to jeopardize the value of their home specifically or that of the neighborhood in general. Any alteration or addition undertaken for their property would not be at the expense of aesthetic or monetary interests of their neighbors.

The Oak Forest section of Catonsville is not only subject to ordinary weather conditions but also to the leaves, sap and blossoms of the unusual number of oak trees in the area. Whenever possible, cars are protected so they are not exposed to these special conditions. Permission to construct a single car port, therefore, seems to be a modest and entirely reasonable request and one that should be allowed.

Thank you for your attention to this opinion. We appreciate your consideration of it.

Sincerely yours,

William J. Griffiths, Jr.
Lois P. Griffiths

NEL-CO

THE NATIONAL EXCHANGE LEASING COMPANY

HEADQUARTERS
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228
(301) 788-9000

NEW YORK OFFICE
115 SPRING VALLEY ROAD
MONTVALE, NEW JERSEY 07645

July 21, 1987

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 87-57-A
Mr. & Mrs. John F. Doetzer
220 Montrose Ave
Catonsville, Maryland 21228

Gentlemen,

I would like to take this opportunity to express my feelings regarding the anticipated car port improvement on the above referenced property.

My wife and I are neighbors of the Doetzers, living 2 doors away. We own multiple properties in the Catonsville area in addition to our residence.

Rather than belabor some of the obvious advantages of one of Catonsville's finest attempts to improve his property by citing all of the positives of such an improvement, I would rather cite a very real

NEL-CO

THE NATIONAL EXCHANGE LEASING COMPANY

HEADQUARTERS
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228
(301) 788-9000

NEW YORK OFFICE
115 SPRING VALLEY ROAD
MONTVALE, NEW JERSEY 07645

Concern I have as a contributor in large fashion to Baltimore County's Tax Base.

Variance and requests for variances are designed to protect a neighborhood from deterioration by wholesale or warden misuse of what the area is intended to be... or to project. There have been several improvements in this neighborhood without objection to variance requests. Each has been the case where an individual property owner has attempted to improve his asset, and hence improve the neighborhood. This is the case with the Doetzers. As a county taxpayer and neighbor, I welcome additional investment in the area. And so should you as County administrators.

Should you choose to thwart this rather miniscule request for variance, this county property taxpayer will choose to seek out other counties to invest his property taxes - counties which are more responsive to the economics of its neighborhoods.

George H. Hunsley
GEORGE HUNSLY
1602 RIDGE RD
CATONSVILLE MD 21228

LAW OFFICES
MICHAEL L. DELUCA
SUITE 1106 - EQUITABLE BANK CENTER
COLUMBIA, MARYLAND 21044

(301) 730-8484

July 9, 1987

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 87-57-A
Mr. and Mrs. John Doetzer
220 Montrose Avenue

I am writing this letter to support the petition of Mr. and Mrs. John Doetzer relative to the construction of a car port/patio on their property.

I live within a couple of blocks of the Doetzer property and I am very familiar with the neighborhood.

I have seen the plans for the proposed addition and they appear to blend very nicely architecturally with the existing structure and the surrounding properties.

It would appear that the impact of this proposal would be minimal on adjoining properties because there is a natural tree and shrub buffer area between their property and their neighbors to the west (immediately behind them). Also, there is not a house directly across the street from the proposed addition.

I hope the Board will support their appeal and allow them to build this useful and attractive addition.

Thank you for your consideration.

Sincerely,

Michael L. DeLuca
Michael L. DeLuca, Esq.

MLD:ld

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COUNTY BOARD OF APPEALS
1987 JUL 16 A 10 29

July 13, 1987

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Jean Jung

Gentlemen:

As a neighbor of the Doetzer's in Oak Forest Park, I live on Ridge Road and pass by their home several times a day.

I have reviewed the Doetzer's proposed garage addition and have no reservations regarding it whatsoever.

Very truly yours,

David M. Buffington
David M. Buffington

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JUL 14 1987
ZONING OFFICE
1605 Ridge Road
Catonsville, Maryland 21228
JOHN F. DOETZER, et al.
87-57-A
Re: 220 Montrose Avenue
Catonsville, Maryland

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1987 JUL 16 P 12 24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Board of Appeals Date: July 15, 1987

FROM: Bette J. Schuhmann
Zoning Office

SUBJECT: Petition for Zoning Variance
N/W corner of Montrose Avenue and Ridge Road
(220 Montrose Avenue)
1st Election District
John F. Doetzer, et ux - Petitioner
Case No. 87-57-A

The subject Petition was appealed to the Board back in January 1987. Please add the attached correspondence to your case file for the Board's consideration.

bjs

Bette J. Schuhmann
BETTE J. SCHUHMAN
Zoning Office

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COUNTY BOARD OF APPEALS
1987 JUL 16 P 12 24

CPS-008

7/21/88