

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 Sections 400.1 and 400.3 to permit the reconstruction of an accessory building to a height of 27 ft. outside of the 1/3 of the lot farthest removed from both streets.

SEE ATTACHED SHEETS.

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

I, or we, agree to pay expenses 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 of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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: _____
 Legal Owner(s): _____
 Signature: _____
 Address: _____
 City and State: _____
 Attorney for Petitioner: _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
 Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1987, at _____ o'clock _____.

J. Robert Hines
Zoning Commissioner of Baltimore County.

MAP NE 7A
 BC
 E.D. 9th
 DATE 3/18/87
 200 EF
 1000 8F
 DP

E-14,583
 N-35,510

109
 88-260-A

IN RE: PETITION FOR ZONING VARIANCE
 NE/corner Burke Avenue and Maryland Avenue
 (100 E. Burke Avenue)
 9th Election District
 4th Councilmanic District
 Donald Cooper, M.D.
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 88-260-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a zoning variance to permit the reconstruction of an accessory building to a height of 27 feet in lieu of the maximum permitted 15 feet, and for said accessory structure to be located outside the one-third of the lot farthest removed from both streets, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, Dr. and Mrs. Donald Cooper, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R. 10.5, is located at the corner of Burke and Maryland Avenues in Towson and is currently improved with an existing dwelling. Dr. Cooper testified that the subject property was purchased by his family in 1920. He further testified that a carriage house, which was used as a garage by the Petitioners, also existed on the property until June 1987, when a fire totally destroyed the structure. The location of the proposed building, which will also be used as a garage, will be in the vicinity of the original carriage house; however, it will be 10 feet from Maryland Avenue. Dr. Cooper testified that 10 feet is a greater distance from the property line than the original accessory structure. He indicated that requiring strict compliance with the zoning regulations as to the location of the proposed building would result in unreasonable hardship and practical difficulty upon him and his wife. He strongly argued the relocation of the carriage house, which had existed in the area proposed by Petitioners for over 70 years, would

be impractical due to the unique characteristics of the property. The Petitioners' correspondence dated August 7, 1987 sets forth the reasons provided at the hearing that relocation of the proposed structure would create undue hardship and practical difficulty.

Additionally, the Petitioner requested a variance to permit the proposed structure to be 27 feet high in lieu of the maximum permitted 15-foot height. The Petitioners testified that the requested height variance will allow the reconstruction of the proposed accessory building to be in conformance as much as possible with the original structure and blend in with the character of the surrounding neighborhood. The Petitioner indicated that the height of the original carriage house was 36 feet. Petitioner submitted as Petitioner's Exhibit 3 a picture of the original building. Petitioner's Exhibits 4a and b are drawings of the proposed accessory structure. A comparison of the two clearly indicates the attempt to create a similar building. Dr. Cooper testified that approximately 7 feet of the variance requested is necessary for placement of a cupola on the garage similar to the original building. In support of Petitioner's request, the Petitioner referred to a letter dated August 12, 1987 from John W. McGrain, Executive Secretary of the Landmarks Preservation Commission for Baltimore County, which was submitted as a part of the Zoning Plans Advisory Committee comments. Mr. McGrain states "The restoration of that building would be an asset to the stability of the neighborhood." In further support of the Petition, the Petitioners submitted as Exhibit 4 four pages of signatures of property owners in the community who indicated that they are in favor of the Petitioner's request.

The Petitioners seek relief from Sections 400.1 and 400.3, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must see the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit and intent of the B.C.Z.R. and would not result in substantial detriment to the public good.

Based upon the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons stated above, the variances requested should be granted.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of January, 1987 that the reconstruction of an accessory building to a height of 27 feet in lieu of the maximum permitted 15 feet, and

ZONING DESCRIPTION

Beginning on the northeast corner of Maryland Avenue and Burke Avenue, thence S79° 30'E - 200', thence N10° 30'E - 227', thence N79° 30'W - 200', thence S10° 30'W - 227' to the point of beginning. Being known as Lot 91 and the western half of Lot 92 on the plot of Aigburth. Containing 1.042 acres in the 9th Election District.

January 22, 1983

Dr. & Mrs. Donald Cooper
 100 Burke Avenue
 Towson, Maryland 21204

RE: Petition for Zoning Variance
 NE/corner Burke Avenue and Maryland Avenue
 9th Election District; 4th Councilmanic District
 Case no. 88-260-A

Dear Dr. & Mrs. Coopers:
 Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
 ANN H. MASIANOWICZ
 Deputy Zoning Commissioner
 of Baltimore County

AHW:bjjs
 Enclosures
 ccc: People's Counsel
 File

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesaapeake Avenue in Towson, Maryland on the following:
 Petition for Zoning Variance
 C. Burke Avenue and Maryland Avenue 100 E. Burke Avenue
 9th Election District, 4th Councilmanic District
 Towson, Md. - Petitioner:
 Local Number 88-260-A
 Tuesday, January 19, 1988 at 9:00 a.m.
 Persons for Zoning Variance to permit the reconstruction of an accessory building to a height of 27 feet outside of the 1/3 of the lot farthest removed from both streets.
 If you wish to file an appeal, you must do so by 10:00 a.m. on the day of the hearing.
 If you wish to file a protest, you must do so by 10:00 a.m. on the day of the hearing.
 If you wish to file a petition for a writ of certiorari, you must do so by 10:00 a.m. on the day of the hearing.

Office of PATUXENT Publishing Company
 10750 Little Patuxent Pkwy
 Columbia, MD 21046

THIS IS TO CERTIFY, that the annexed advertisement of NOTICE OF HEARING

was inserted in the following:
 Catonsville Times
 Abolus Times
 Reporter Weekly
 Booster Weekly
 Owings Mills Flier
 Towson Flier

PATUXENT PUBLISHING COMPANY
 By _____

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY
 Plaintiff
 vs
 Defendant
 CERTIFICATE OF PUBLICATION OF

for all accessory structure to be located outside the street of the lot farthest removed from both streets. In accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be provided same upon receipt of this order; however, Petitioner is hereby notified that proceeding at this time is at his own risk until such time as the applicable permit from this order expires. If, for whatever reason, this order is rescinded, the Petitioner would be required to post bond to reinstate the lot, and property to its original condition.
- 2) The accessory structure will not be converted to a dwelling unit and an apartment that will be used as a separate dwelling unit with kitchen, bathroom, sleeping quarters and all other facilities.

Ann H. Masianowicz
 Deputy Zoning Commissioner
 of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 31 1987

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 Dec 31 1987

THE JEFFERSONIAN,

Susan Stued Obrecht
Publisher

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Petition for Zoning Variance to permit the reconstruction of an accessory building to a height of 27 ft. outside of the 1/3 of the lot farthest removed from both streets. The hearing will be held on Monday, January 19, 1988 at 9:00 a.m. in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland. The Petitioner is Donald Cooper, M.D. - Petitioner Case No. 88-260-A. DATE/TIME: Tuesday, January 19, 1988 at 9:00 a.m.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 12/30/87

Posted for: Variance

Petitioner: Donald Cooper, M.D.

Location of property: NE/C Burke Ave. & Maryland Ave. 100 E. Burke Ave.

Location of Sign: 100 E. Burke Ave. 2' x 4' sign

Remarks: As per property of Baltimore

Posted by: [Signature] Date of return: 1/18/88

Number of Signs: 1

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
NE/C Burke Avenue and Maryland Avenue (100 E. Burke Avenue)
9th Election District - 4th Councilmanic District
Donald Cooper, M.D. - Petitioner
Case number: 88-260-A

DATE/TIME: Tuesday, January 19, 1988 at 9:00 a.m.

Petition for Zoning Variance to permit the reconstruction of an accessory building to a height of 27 ft. outside of the 1/3 of the lot farthest removed from both streets.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41604

DATE: 1/15/88 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Donald D. Cooper

FOR: Variance # 107

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

November 17, 1987

Donald D. Cooper, M.D.
100 Burke Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
NE/C Burke Avenue and Maryland Avenue
(100 E. Burke Avenue)
9th Election District - 4th Councilmanic District
Donald Cooper, M.D. - Petitioner
Case number: 88-260-A

Dear Dr. Cooper:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,
J. Robert Haines
Zoning Commissioner of Baltimore County

JRH:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

Donald D. Cooper, M.D.
100 E. Burke Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variance
NE/C Burke Avenue and Maryland Avenue
(100 E. Burke Avenue)
9th Election District - 4th Councilmanic District
Donald Cooper, M.D. - Petitioner
Case number: 88-260-A

Please be advised that _____ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45893

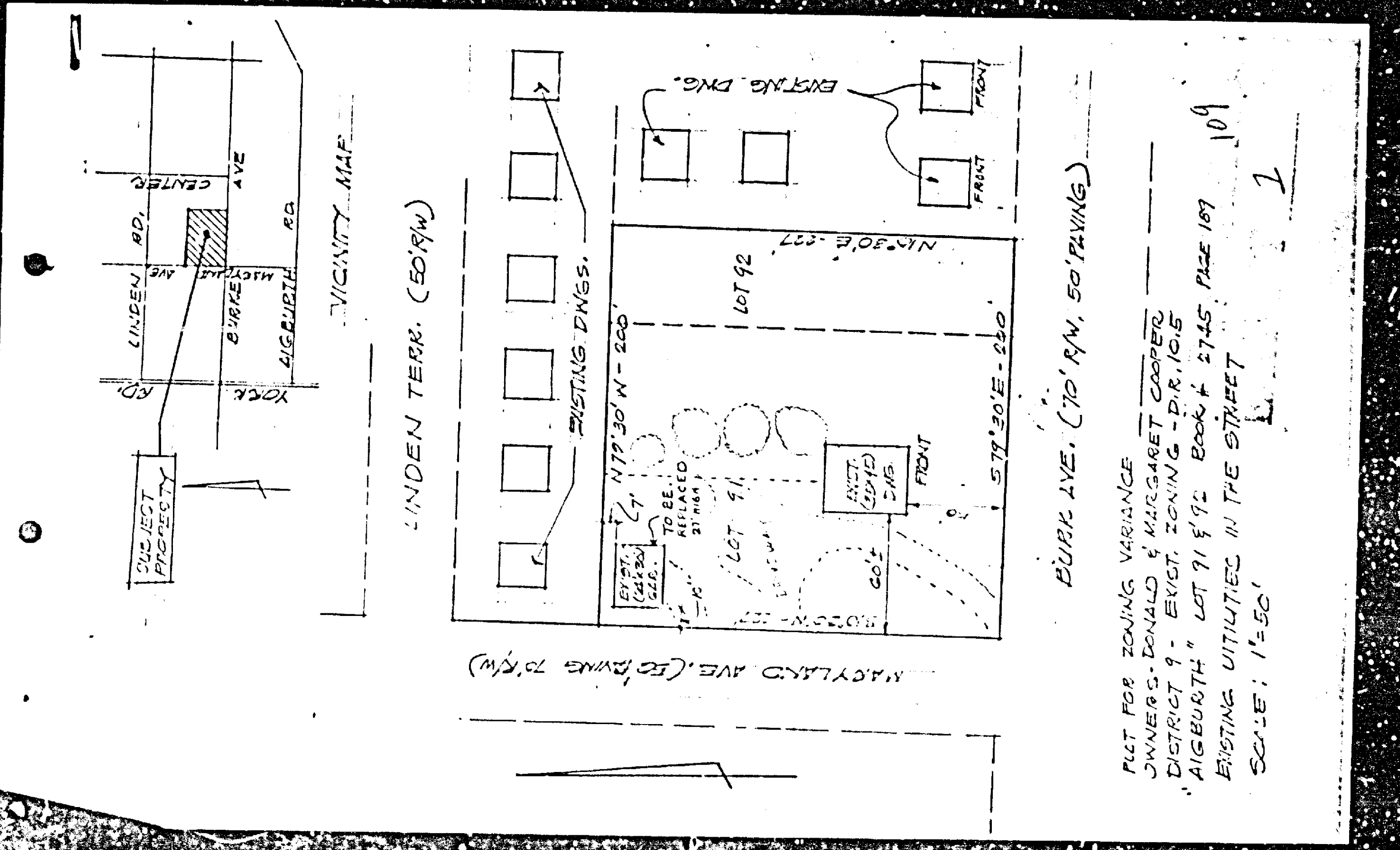
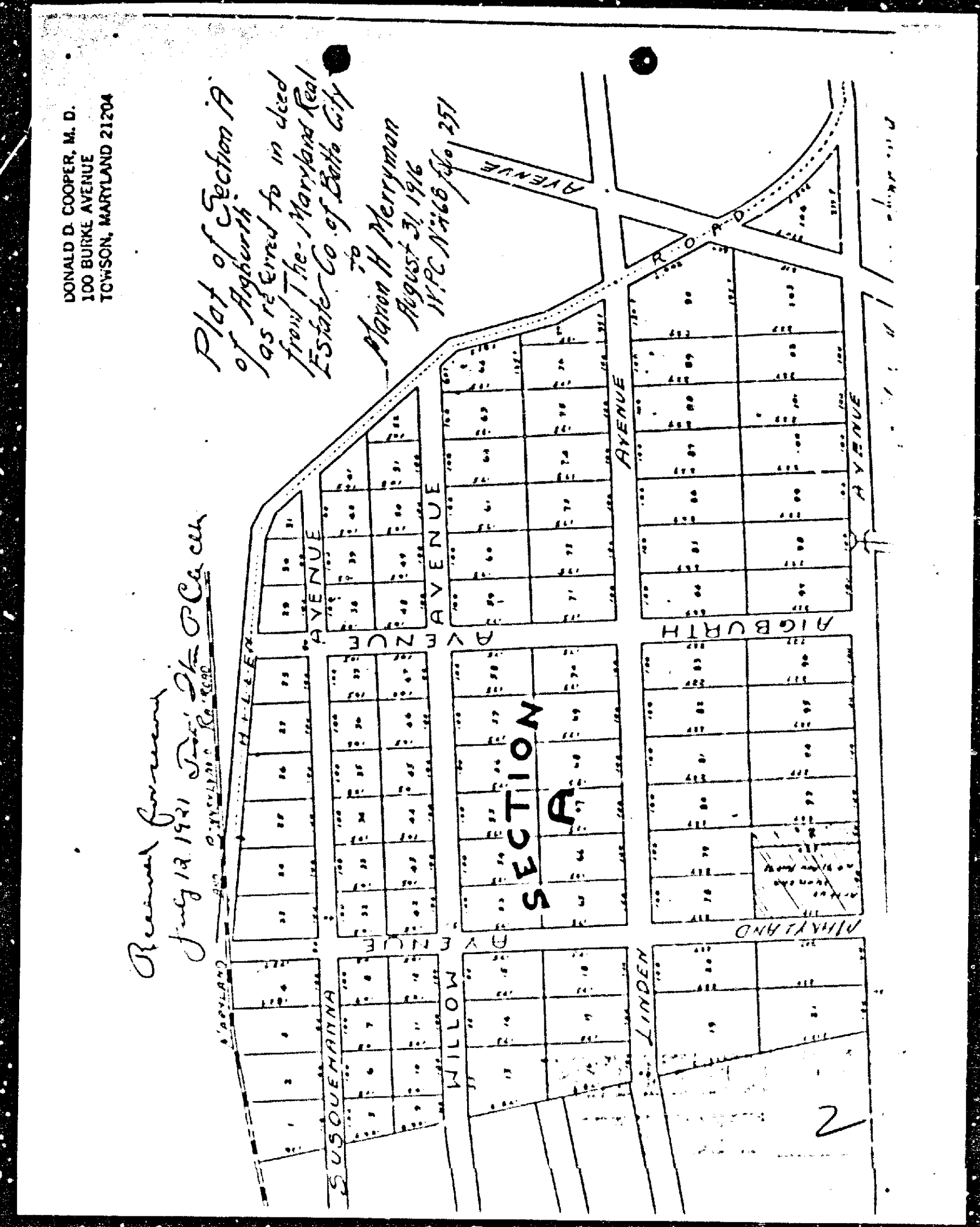
DATE: 1/19/88 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Donald Cooper, M.D.

FOR: Variance # 107

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

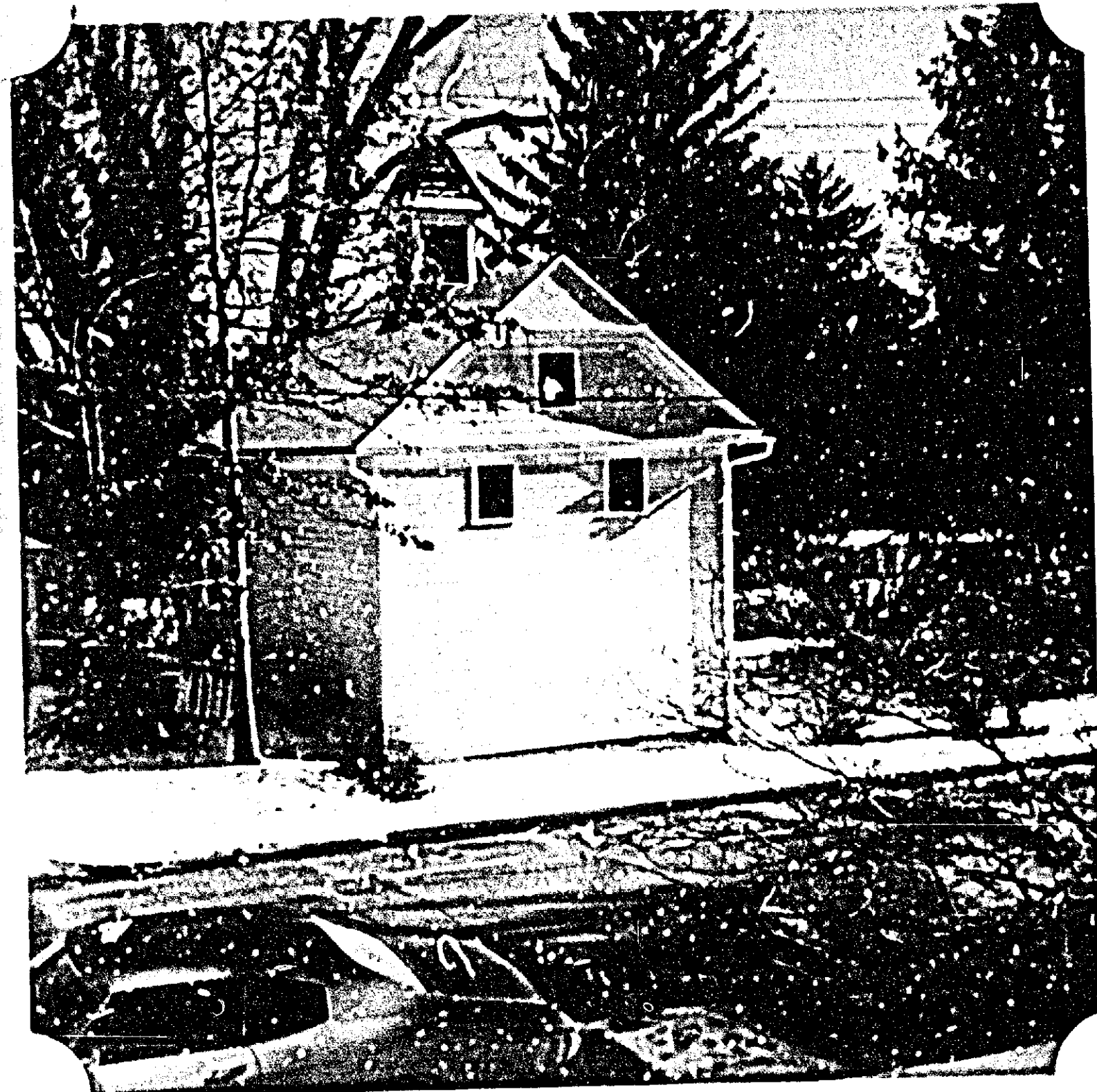
Mr. J. Robert Haines
TO: Zoning Commissioner
Date: November 3, 1987
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
Zoning Petitions No. 88-260-A, 88-261-A,
SUBJECT: 88-262-A, 88-266-A, 88-271-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
Director

NEG:JGH:md

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File



3

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21284
494-3354

October 16, 1987



Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, 107, 108, 109, 110, 111, 112, 115, 116, 118, and 119.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer

MSF:ab

RECEIVED
NOV 9 1987
ZONING OFFICE

August 7, 1987

ZONING COMMISSIONER OF BALTIMORE COUNTY

Dear Sir:

This petition is submitted for consideration with the following reasons for our request.

A. Hardship

1. Petitioners are 74 years and 73 years of age respectively. A walk to a garage in N.E. corner of property from main exit from house is approximately a distance of 190 feet. To the old location is less than 100 feet and on safe paved surfaces. Both of us have protracted osteo arthritis and I have had two total hip replacements. In case of snow the distance to the new location, a path would have to be cleared that would be considerably longer and require considerable effort.
2. The cost of new facilities to accommodate a garage in the new location would be prohibitive to replacement.
 - a.) Construction of a 11' X 180' macadam drive the length of Lot #92 opening into Burke Avenue would be necessary.
 - b.) Alternate construction of a macadam drive way 11' X 100' from present access to Maryland Avenue would be a disadvantage. This would require the cutting down of two 50 foot Spruce trees which are over 65 years old.
 - c.) The installation of a light pole to support electric wiring to a new location would be required for this distance (120+ feet).
 - d.) Construction of a macadam turn around apron at a new garage site of one considers that an exit to Burke Avenue could only safely be made head on.
 - e.) Contractor's construction equipment would also damage existing lawns and would require extensive grading and repair to lawn surfaces.
3. The construction of a new garage in the N.E. corner of our property would negate a future sale of Lot #92. Our garage would be on someone else's property.

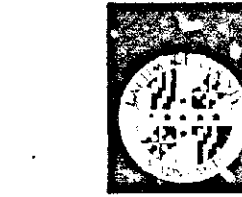
CPS-008

Baltimore County
Fire Department
Towson, Maryland 21284-2586
494-4500

Paul H. Reincke
Chief

October 16, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: Donald D. Cooper, et ux

Location: NE corner Burke Avenue and Maryland Avenue

Item No.: 109

Zoning Agenda: Meetings of 10/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS _____ maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* 10-16-87 Noted and approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

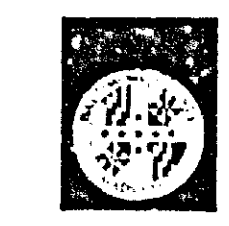
/s/

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21284
494-3211

Norman E. Gerber
Director

August 12, 1987

Dr. Donald D. Cooper
100 E. Burke Avenue
Towson, Maryland 21204



Dennis F. Rasmussen
County Executive

Dear Dr. Cooper:

Mr. Paul Helm of Baltimore County Public Works told me you were interested in rebuilding the frame stable on Maryland Avenue. The restoration of that building would be an asset to the stability of the neighborhood. The stable was old enough to count among the historic assets of Towson. Shortly after the fire, I tried to determine its age. Neither the house nor stable appear in the 1898 G. W. Bromley Atlas of Baltimore County, but on February 10, 1900, Arthur F. Shanklin bought the lot for only \$900 from the Maryland Real Estate Company of Baltimore County (Deed Liber N.B.M. 243265). The house was probably built soon thereafter, but there is no surviving tax ledger until that of 1911. The ledger for the 9th Election District in 1911 showed Arthur F. Shanklin with: Lot N.E. Cor. Burke and Maryland Avenue No. 91, WJ of No. 90, Aigurth Park, 150 X 227 -

Frame Cottage	\$1900
Stable	700
Household Furniture	700

Both house and stable are shown in the 1915 Edition of G. W. Bromley's Atlas, on Plate 23.

I have a 1977 color slide of the stable and I will have some prints made from it for your reference.

Sincerely,
John W. McGrain
John W. McGrain
Executive Secretary
Landmarks Preservation Commission

JWMCG/jat

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

000

Dr. Donald D. Cooper
100 Burke Avenue
Towson, Maryland 21204

RE: Item No. 109 - Case No. 88-260-A
Petitioner: Donald D. Cooper, M.D., et ux
Petition for Zoning Variance

Dear Dr. Cooper:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comments that are not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James F. Innes
James F. Innes
Chairman
Zoning Plans Advisory Committee

JFInnes

Enclosures

4. In the case of heavy snow there would be a more difficult and longer path to clear to the new location which would house snow removal equipment such as 16 HP tractor or 11 HP snow blower. Also there would be considerable more drive way to be cleared.
5. Lot #92 which has been used as a family garden for 67 years would be done with for good if new zoning requirement is adopted.

B. Safety

1. A walk to a new garage location would entail walking across lawn areas at night that are darkened and also wet in rainy weather. Walking to the old site was on macadam or concrete surfaces and was lit by flood light on the north west side of the main house (100 Burke Avenue).
2. An exit - entrance on Burke Avenue presents the problem of contending with very heavy traffic on this street at all times. On the other hand Maryland Avenue is a one way street north bound and is a dead end street only 3 blocks long. Consequently the present access from a new structure located near its previous location involves meeting much less traffic - traffic which is single lane at that.

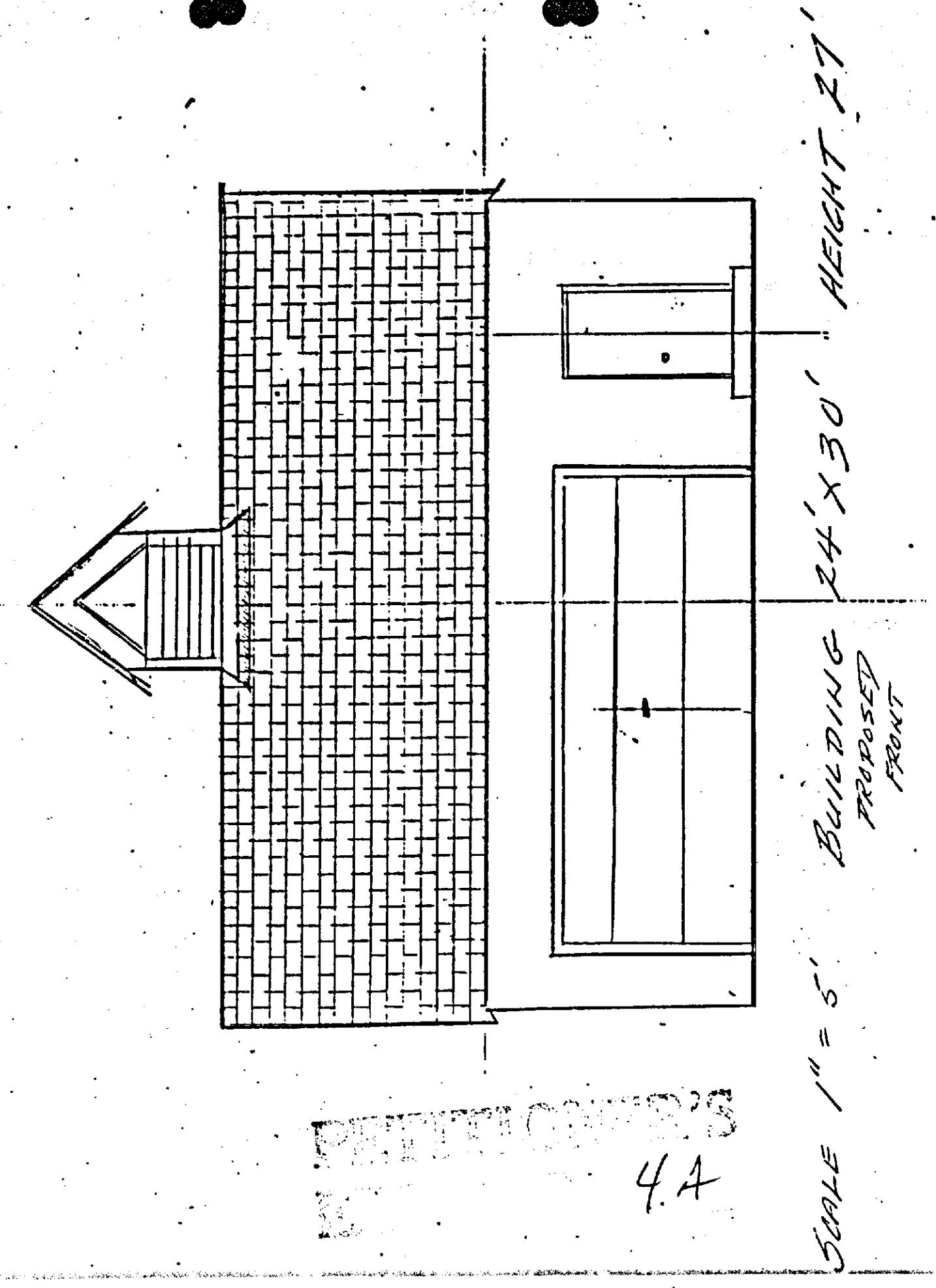
For the above reasons it is therefore desired that a zoning variance be granted in replacing a structure that was destroyed by a fire of suspicious origin on June 18, 1987. This building was built about 1883 and was an attractive landmark on this property.

Donald D. Cooper, M.D.
Donald D. Cooper, M.D.

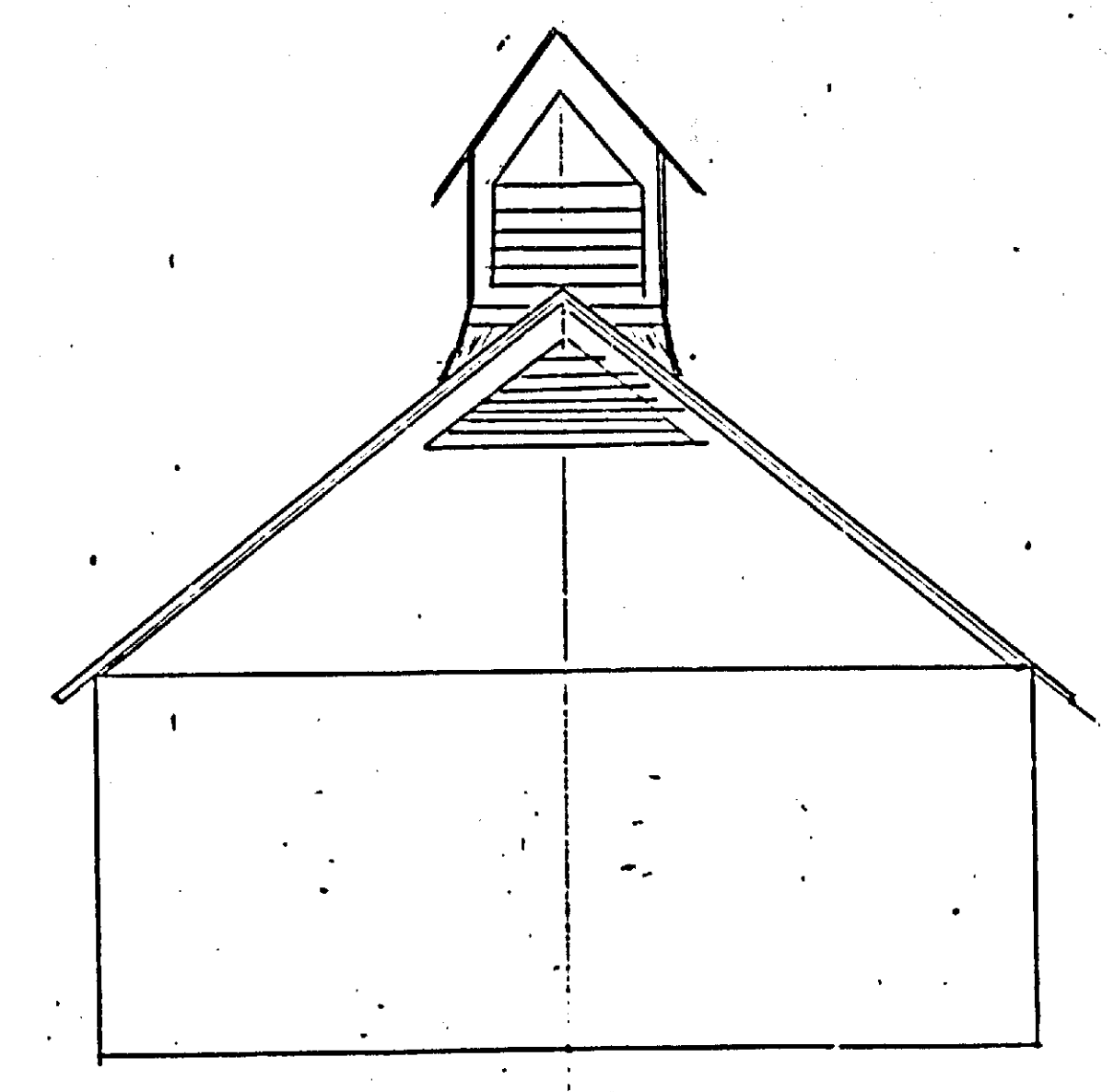
Owners

Margaret M. Cooper
Margaret M. Cooper

DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204



DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204



SCALE 1" = 5' HEIGHT 21' PROPOSED (SIDE)

ZONING COMMISSIONER OF BALTIMORE COUNTY

Dear Sir:
The undersigned are residents of the immediate area surrounding the site of a request for ZONING VARIANCE. This refers to the rebuilding of a carriage house type garage that existed at this location for more than 100 years. The location described is the N.W. corner of 100 Burke Avenue, Towson, MD.
By their signature the individuals listed below have raised no objection to this ZONING VARIANCE.

- Marygrove K. Connor } 104 Maryland Ave.,
John J. Connor, Jr. } Towson, Md. 21204
- Virginia E. Duncan
101 Linden Terrace
- Leonard E. Beadnell
103 Linden Terrace
- 71 E. Shaw
104 Centre Ave
- Walter N. Walling
27 LINDEN TERRACE

- Rosina P. Craig
31 Linden Terrace
- Catherine M. Jackson for Elizabeth Magruder
10 E. Burke Ave
Towson Md

- Julia O'Donnell
106 Centre Ave
Towson 71204

Donald D. Cooper
DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204

ZONING COMMISSIONER OF BALTIMORE COUNTY

Dear Sir:
The undersigned are residents of the immediate area surrounding the site of a request for ZONING VARIANCE. This refers to the rebuilding of a carriage house type garage that existed at this location for more than 100 years. The location described is the N.W. corner of 100 Burke Avenue, Towson, MD.
By their signature the individuals listed below have raised no objection to this ZONING VARIANCE.

- Whitney Stewart
118 Terrace Linden Terrace
Towson 21204
- Albert H. Jones
101 Linden Terrace
Towson 21204
- Joseph Keith O'Brien Sr.
102 Linden Terrace
Towson 21204
- J. J. Zungst
103 Linden Terrace
Towson 21204
- John A. Pyles
107 Linden Terrace
Towson, Md. 21204
- Elizabeth Pyle
107 Linden Terrace
Towson, Md. 21204
- Anna P. Radabaugh
119 Linden Terrace
Towson 21204
- J. J. Radabaugh
119 Linden Terrace
Towson 21204
- Kathleen J. Ward
105 Burke Ave.
Towson, Md. 21204

Donald D. Cooper
DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204

ZONING COMMISSIONER OF BALTIMORE COUNTY

Dear Sir:
The undersigned are residents of the immediate area surrounding the site of a request for ZONING VARIANCE. This refers to the rebuilding of a carriage house type garage that existed at this location for more than 100 years. The location described is the N.W. corner of 100 Burke Avenue, Towson, MD.
By their signature the individuals listed below have raised no objection to this ZONING VARIANCE.

- Paul H. Hahn
20 Linden Terrace
- Robert Shuman
18 Linden Terrace
- Greg Gabriel
16 Linden Terrace
- Susan Cope
16 1/2 Linden Terrace
- Charlotte Ackerson
106 1/2 Maryland Ave
- Vaughan Watson
24 Linden Terrace 21204
- Virginia Parendexter
103 Linden Terrace
- DH Daugherty
22 Linden Terrace

Donald D. Cooper
DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204

Baltimore County
Office of Planning & Zoning
100 E. Burke Avenue
Towson, Maryland 21204
494-3211
Norman E. Goster
Director

August 12, 1977



I, Donald D. Cooper
100 E. Burke Avenue
Towson, Maryland 21204
July 12, 1977

My first objective in petitioning the Zoning Commission for a variance to the Zoning Ordinance was to obtain the right to rebuild the carriage house on the site of the existing carriage house. I had no intention of petitioning for a variance to the Zoning Ordinance to allow the reconstruction of the building with a different design. I had no intention of petitioning for a variance to the Zoning Ordinance to allow the reconstruction of the building with a different design. I had no intention of petitioning for a variance to the Zoning Ordinance to allow the reconstruction of the building with a different design.

I have a 1977 color slide of the site and I will have the photo made from it for your reference.

Donald D. Cooper
DONALD D. COOPER, M. D.
100 BURKE AVENUE
TOWSON, MARYLAND 21204



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 3rd day of August, 1977.

Robert Haines
Petitioner's Attorney
James E. Dyer
Chairman, Zoning Board
Advisory Committee