

IN RE: PETITION FOR ZONING VARIANCE
SE/S Lake Falls Road, 156' N
of Lake Avenue
(1231 Lake Falls Road)
9th Election District
4th Councilmanic District
John Taylor, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-130-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance filed by the owners of the subject property, John M. and Barbara B. Taylor. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet, and a rear yard setback of 20 feet in lieu of the required 30 feet, for a proposed addition in accordance with Petitioner's Exhibit 1.

It should be noted that the relief sought was originally filed through the administrative variance procedure. However, at the request of the adjoining property owners, a public hearing was scheduled to further discuss the merits of this case.

Appearing at the public hearing on behalf of the Petition were John and Barbara Taylor, property owners, and their daughter, Barbara Scofield. Also appearing on behalf of the Petitioners was Bruce E. Doak, Registered Property Line Surveyor. The Petitioners were represented by J. Michael Lawlor, Esquire. Appearing as Protestants in the matter were Robert T. and Doris S. Bissett, the adjoining property owners who requested the hearing, and Steven Raiston, John and Julia Klingenstein, Wiley and Catherine Baxter, Margarite Banks, and Janice Foessel, all residents of

the area. The Protestants were represented by C. Laurence Jenkins, Jr., Esquire.

Testimony indicated that the subject property, known as 1231 Lake Falls Road, consists of 0.165 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling. The Petitioners are desirous of constructing a one-story addition on the west side of the existing dwelling in accordance with that which is depicted on Petitioner's Exhibit 1. The proposed addition will provide two bedrooms and a bathroom on the first floor. Testimony indicated that due to their declining health, the Petitioners wish to renovate their home in such a manner that all living quarters are on one level.

Mrs. Taylor testified that she and her husband have resided on the property for the past 44 years and that the proposed addition will allow them to continue to reside in their home. Mrs. Taylor testified that she has serious problems with her knees and cannot use the stairs. She stated that she had a chair lift installed to provide access to the second floor, but that it is difficult for her to get in and out of the chair. Mrs. Taylor further testified that due to her husband's failing health, it is difficult for him to go up and down stairs on a regular basis. Testimony indicated that the Petitioners' daughter, Barbara Scofield, plans to move back into the home to help her parents and take care of them. Mrs. Taylor testified that she hired an architect to design the proposed addition in such a manner that it would blend into the existing dwelling and be constructed of similar materials. Architectural renditions of the proposed addition were accepted into evidence as Petitioner's Exhibits 3 and 4 and show that the proposed addition has been designed in keeping with existing improvements on the property.

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Mrs. Taylor testified that they have considered this proposal in great detail and find that this is the only possible way to provide living quarters for her and her husband on the first floor. Testimony indicated that they reviewed several other proposals, none of which were architecturally or structurally feasible. The proposed addition will be placed on the west side and rear of the existing dwelling and replace an existing covered patio. The proposed addition will extend 4.5 feet from the west side of the dwelling and 10.5 feet from the south side as more particularly described on Petitioner's Exhibit 1. As a result of the proposed improvements, the requested variances are needed.

As previously stated, several residents of the area appeared in opposition to the Petitioners' request. The cumulative testimony of the Protestants was that they are opposed to an addition of this size being added to the existing dwelling which is a large home as measured by the standards in the community. Testimony revealed that four bedrooms currently exist on the second level of this home. However, Mrs. Taylor testified that one of those bedrooms is rather small and is used as an office. The Protestants believe that the proposed addition, which would make this house a six-bedroom dwelling, might cause it to be used as a multi-family dwelling should the Petitioners ever sell the property. One of the Protestants testified that he believed there may even be a seventh bedroom in the basement.

Mrs. Taylor adamantly denied any possibility that the subject dwelling would be converted to a multi-family dwelling. She further testified that there is no bedroom in the basement, only the three bedrooms on the second floor. The proposed addition will provide two bedrooms for her and her husband, who for health reasons, have elected to have separate

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bedrooms. Testimony indicated that under the proposed plan, the three bedrooms on the second level would be used by their daughter and her two children. Testimony revealed that one child will soon be attending college and will be moving away from home and that the other child may choose to marry in the near future and would also be moving from the premises.

The Protestants further testified that there currently exists a parking problem on Lake Falls Road. They are concerned that the proposed addition will allow more individuals to reside in this home thereby causing more vehicles to be parked on the street. The Protestants testified that it is necessary to keep the curve in Lake Falls Road free of parked vehicles in order for the trash truck to make the turn at the bend in this road. Mr. Raiston, one of the Protestants who testified, stated that he has taken it upon himself to make sure that no vehicles are parked on this turn every Monday and Wednesday evening so that the trash truck can make its rounds the following morning. Testimony revealed that as this is a corner lot, five vehicles can easily park along the side and front of the Petitioners' property without any vehicles having to park on the corner of the street.

Additional testimony from the Protestants indicated that they are also opposed to the proposed addition for aesthetic reasons. They feel that the proposed addition will detract from the beauty of the neighborhood. Also, one of the Protestants voiced concern over safety in that the proposed addition will protrude an additional 4.5 feet from the existing dwelling and decrease site distance around the corner. The Protestants also voiced opposition to the granting of this variance in that it would set a precedent in the neighborhood and other residents would be permitted to obtain variances for their property.

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After due consideration of the testimony and evidence presented, I find that a modified relief should be granted. I believe it is possible for the Petitioners to achieve the desired result with a smaller addition than that which they have proposed without compromising the safety and welfare of their neighbors and surrounding community. I believe the Petitioners could achieve their goal by building an addition which protrudes only 2 feet from the west foundation wall in lieu of the 4.5 feet proposed and 8 feet from the rear foundation wall in lieu of the 10.5 feet proposed. This would downsize the proposed addition from 23.5' x 23' to 21' x 20.5' and reduce the variances necessary to construct said addition. It is clear that strict compliance with the zoning regulations would result in unreasonable and practical difficulty for the Petitioners. The downsizing of the proposed addition should eliminate some of the concerns raised by the Protestants while still meeting the needs of the Petitioners and the restrictions imposed hereinafter should address the other issues raised by the Protestants as to parking and traffic.

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 meet 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.

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

It is clear from the testimony that if a modified variance is granted, such use, as proposed, will not be contrary to the spirit and intent of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if a variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested, as modified, will not cause any injury to the public health, safety or general welfare. Further, the granting of a variance is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a modified variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of January, 1993 that the Petition for Zoning Variance seeking relief from 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet, and a rear yard setback of 20 feet in lieu of the required 30 feet, for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

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IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 22.5 feet in lieu of the required 25 feet, and a rear yard setback of 22.5 feet in lieu of the required 30 feet for a proposed addition be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded and the Petitioners would be required to file a new Petition.
- 2) Prior to the issuance of any building permits, Petitioners shall submit a new site plan incorporating the modified relief granted herein and setting forth the terms and conditions of this Order.
- 3) The Petitioners shall be prohibited from constructing any exterior entranceway into the proposed addition. All access to the proposed addition shall be from within the existing dwelling.
- 4) The Petitioners shall be prohibited from converting the subject dwelling into a multi-family dwelling. The proposed addition shall have no kitchen or cooking facilities.
- 5) The Petitioners shall not allow any of their vehicles, or vehicles of their guests, to be parked at the corner of their property.
- 6) There shall be no further additions made to the existing dwelling.
- 7) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

January 6, 1993

(410) 887-4386

J. Michael Lawlor, Esquire
606 Baltimore Avenue, Suite 204
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SE/S Lake Falls Road, 156' N of Lake Avenue
(1231 Lake Falls Road)
9th Election District - 4th Councilmanic District
John M. Taylor, et ux - Petitioners
Case No. 93-130-A

Dear Mr. Lawlor:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The petition for Zoning Variance, as modified herein, has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: C. Laurence Jenkins, Jr., Esquire
111 S. Calvert Street, Suite 1400, Baltimore, Md. 21202-6185

Mr. & Mrs. Robert Bissett
1233 Lake Falls Road, Baltimore, Md. 21210

People's Counsel

File

9/15/92
December 13, 1992
1240 Lake Falls Rd.
Baltimore, Md. 21210

Dear Mr. Schmidt,

I am writing to you regarding a request for an administrative variance at 1231 Lake Falls Rd. home of John and Barbara Taylor, case # 93-130A, hearing date December 17th.

I am in strong opposition to this variance. The stated reasons for the variance are at best strongly suspicious. The Taylors live independently in Florida about 8 months of the year. In a recent discussion I had with Mrs. Taylor she mentioned she had postponed surgery for a prosthetic knee. I can only surmise that one undergoes that type of surgery for an improvement in one's ability to be mobile. It is difficult to believe that they can no longer use their lift to the upstairs, when I have repeatedly seen them get in and out of their car with ease.

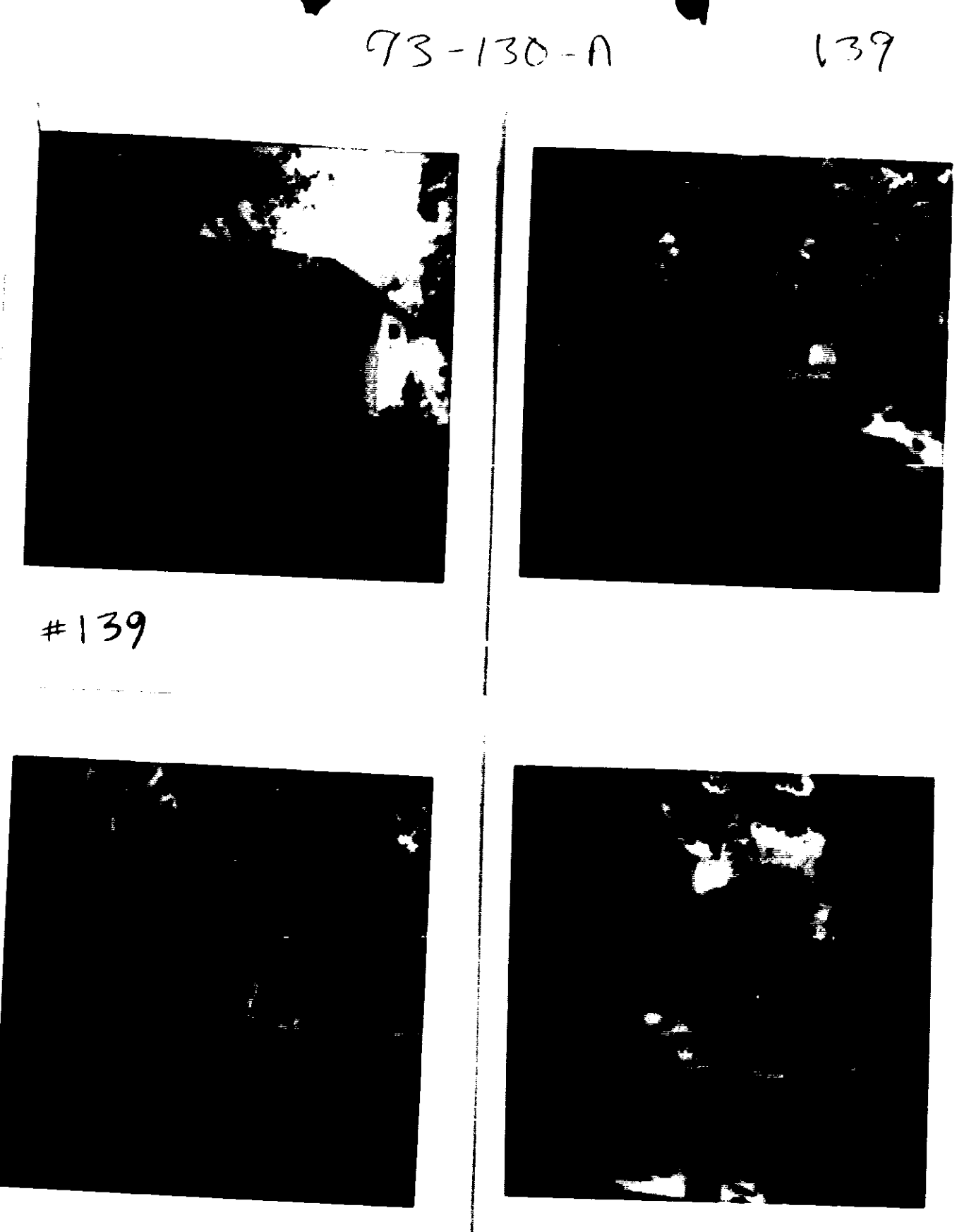
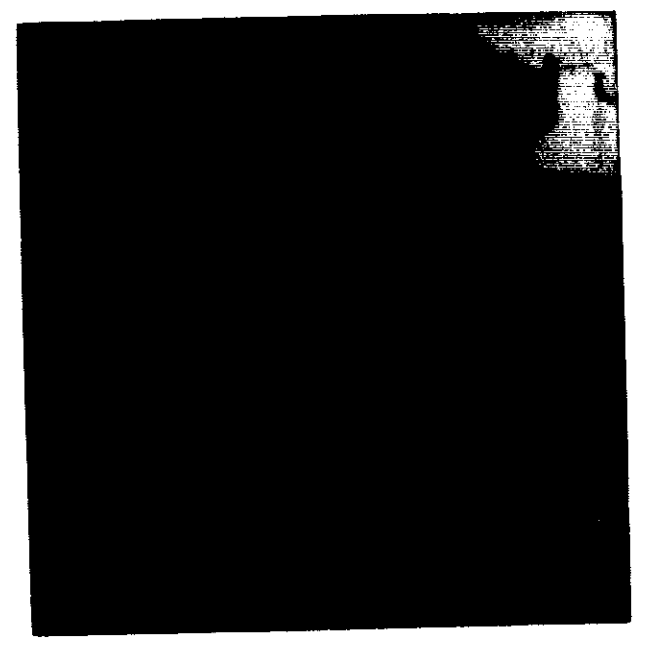
They have many options to exercise other than an addition that would require a variance. They have adequate square footage to place a bathroom and bedroom in the area of the current patio. Why the need for two bedrooms? There is a side porch that could serve as a second bedroom if deemed necessary. The Taylors lifestyle and visible assets lead me to believe that moving would not be an economic hardship.

There has never been a variance in this neighborhood. My house is catty-corner to theirs and the proposed plans would detract from continuity in lot size to house. Their corner is especially congested with parking, and they would have 4 car owners in residence, with a 15 y.o. driver in coming. I have had two car accidents in the 5 years I have lived here, both at the corners, my car at a full stop, and the approaching driver

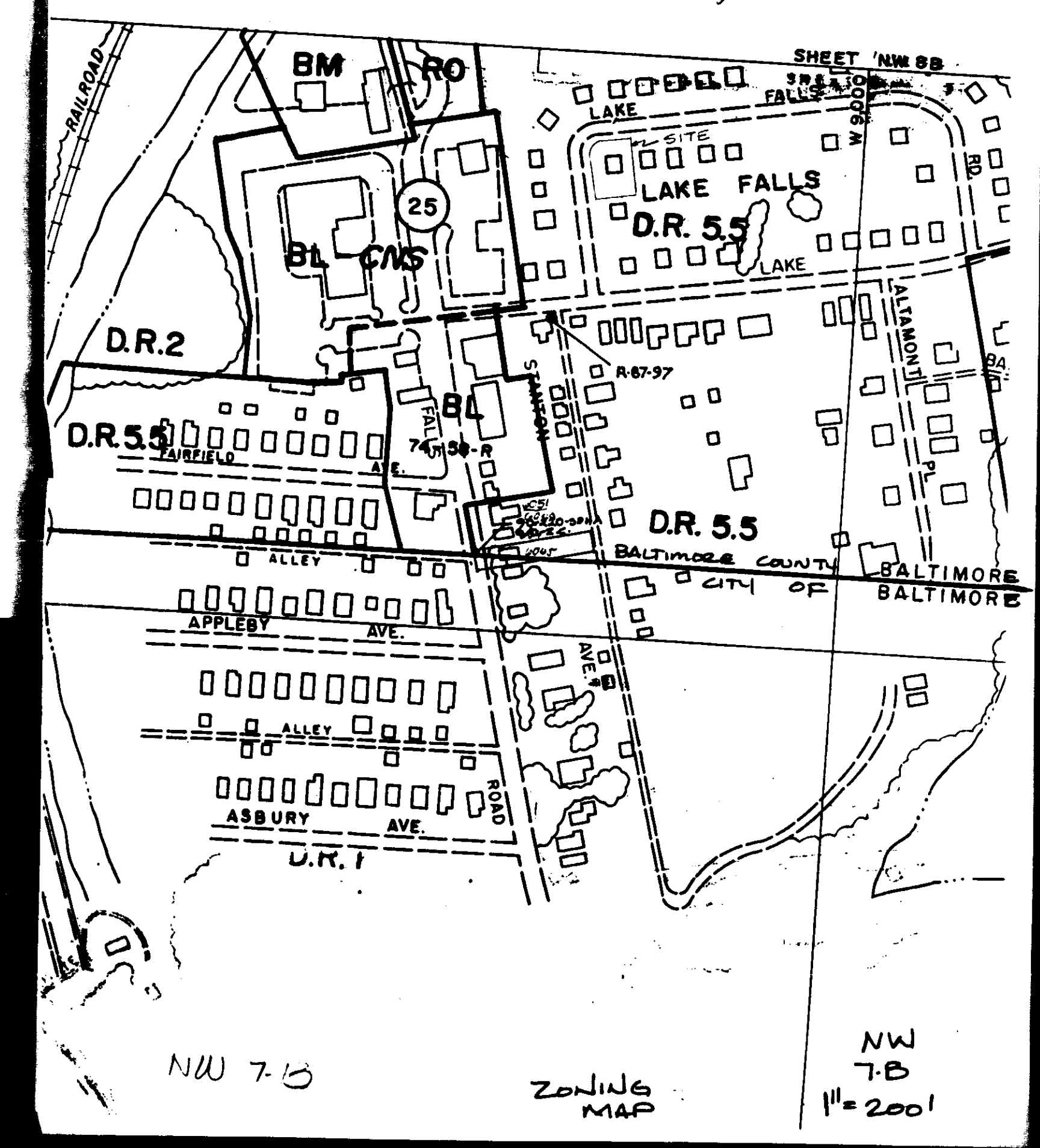
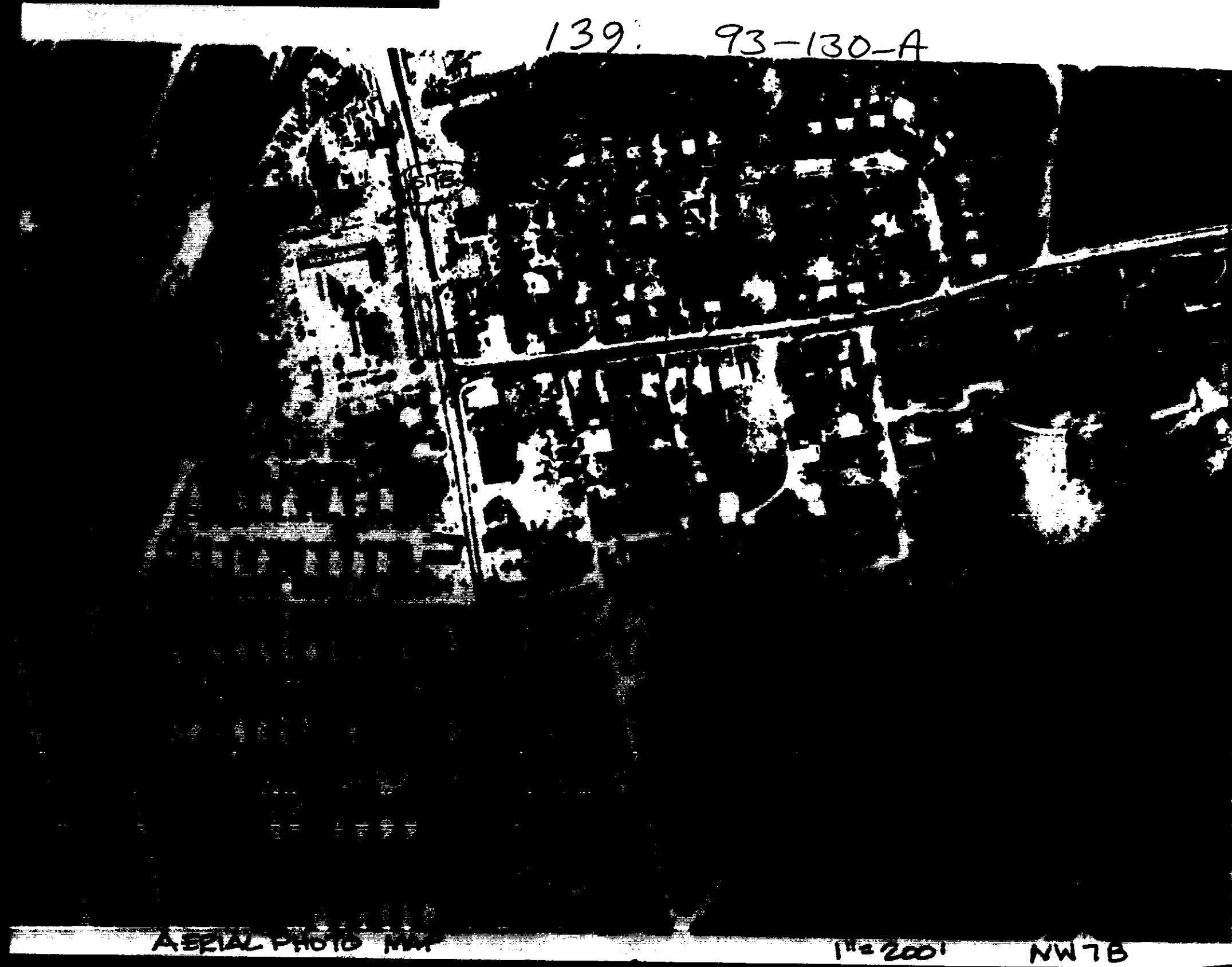
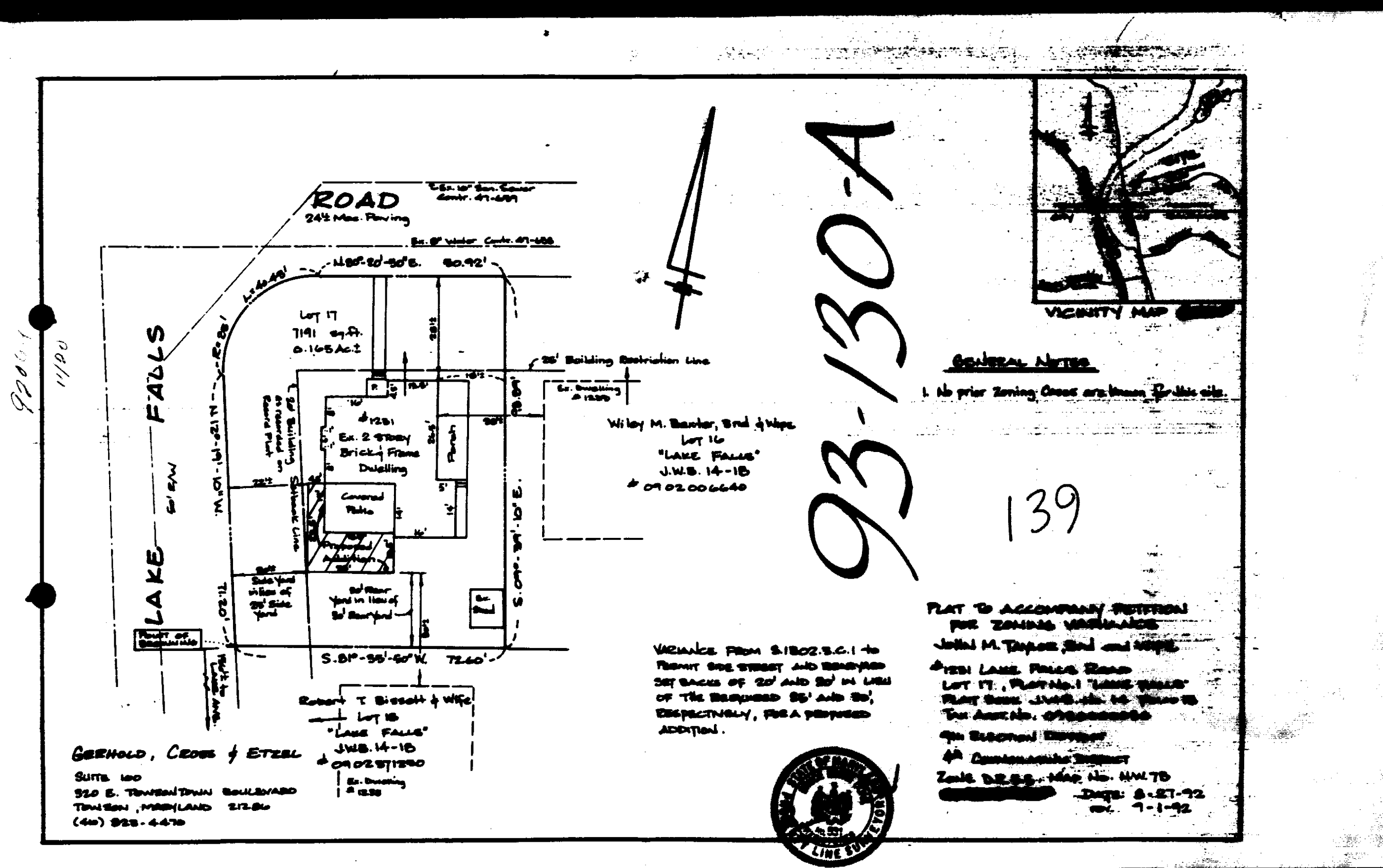
93-130-A 139 9/10/92
Hearing Officer.
Notes for your letter and reasons for this addition project.
We both need to get off the second floor. I have osteoarthritis in both hands and knees, will probably have surgery on 1 knee next spring. At this point I have a stair lift which is not usable if you can't bend your knees. Malloy has had aneurysm surgery with an aortic graft, has diabetes which produced severe neuropathy in his feet which makes it very difficult to walk - complicated by hardening of the arteries and claudication in his calves. Also my right foot has been reconstructed with fusions and 2 pins which are permanent. This is presently breaking down because of pressure from the bad, painful knees. Am very limited in walking. My doctors are Dr. Nedall, Rheumatologist, Dr. Dennis Jensen, orthopedic surgeon. Malloy's internist is Dr. Rollin Otto. I just had, last summer, arthroscopic surgery on my left knee which did nothing. Hopefully we will have our daughter Barbara and her two children move over here to help maintain this house with us as we age.
I've enclosed the instructions from the zoning office and the forms which need filling out. Also the main reason to which I was referred by the engineer, Bruce Dool. I understand this plat and related papers were seen by John Lewis and he

PROTESTANT(S) SIGN-IN SHEET	
NAME	ADDRESS
Robert C. Bissett	1233 Lake Falls Rd 21210
Steven Rabston	1232 Lake Falls Rd 21210
John Klingenstein	1233 Lake Falls Rd
John Klingenstein	1233 Lake Falls Rd
Wendy Carter	1233 Lake Falls Rd 21210
Margaret Jones	1233 Lake Falls Rd 21210
James Toward	1233 Lake Falls Rd 21210

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#139



PETITION

Names	Address
Robert T. Burnett	1233 Lake Falls Rd
James W. Burnett	1233 Lake Falls Rd
James W. Burnett	1238 Lake Falls Rd.
Virginia W. Burnett	1240 Lake Falls Rd.
John W. Burnett	1232 Lake Falls Rd
John W. Burnett	1239 Lake Falls Rd.
John W. Burnett	1238 Lake Falls Rd.
John W. Burnett	1228 Lake Falls Rd.
John W. Burnett	1300 West Lake Ave.
John W. Burnett	1220 W. Lake Ave
John W. Burnett	1302 W. Lake Ave.
John W. Burnett	1222 Lake Falls Ave.
John W. Burnett	1218 W. Lake Ave

CLJ/AFFID
12/16/92vr

AFFIDAVIT

STATE OF MARYLAND
COUNTY OF BALTIMORE

TO WIT:

BEFORE ME, the undersigned Notary Public, personally appeared **ROBERT BISSETT**, who made oath in due form of law that he spoke personally with and obtained the signature of each individual who signed the attached Petition concerning the property known as 1231 Lake Falls Road.

SUBSCRIBED AND SWORN to before me this 15th day of
December, 1992.

Christine M. Beasley
Notary Public

My commission expires:
8/20/94



(410) 467-1051

INTERNAL MEDICINE
RHEUMATOLOGY

IREDELL W. IGLEHART, III, M.D.
500 WEST UNIVERSITY PARKWAY
BALTIMORE, MARYLAND 21210
December 16, 1992

TO WHOM IT MAY CONCERN:

Please be advised that my patient Barbara Taylor is currently being treated for severe arthritis of both knees, a condition that significantly limits her ability to ambulate and function.

This is a chronic condition requiring longterm medication.

Should you have any questions with regard to the management of my patient, please contact the undersigned. Thank you.

Sincerely,

Iredell W. Iglehart, III, M.D.

IWI/cm²

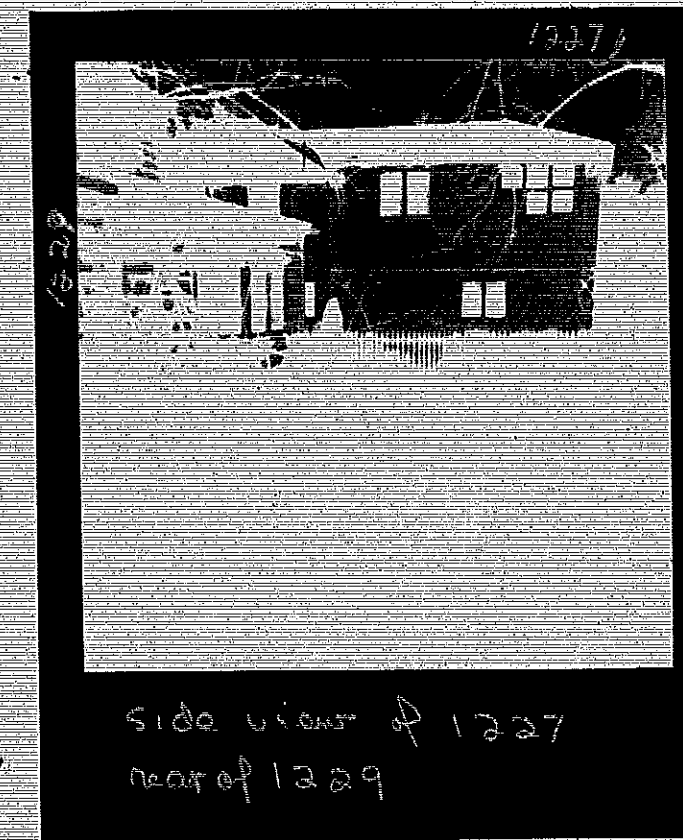
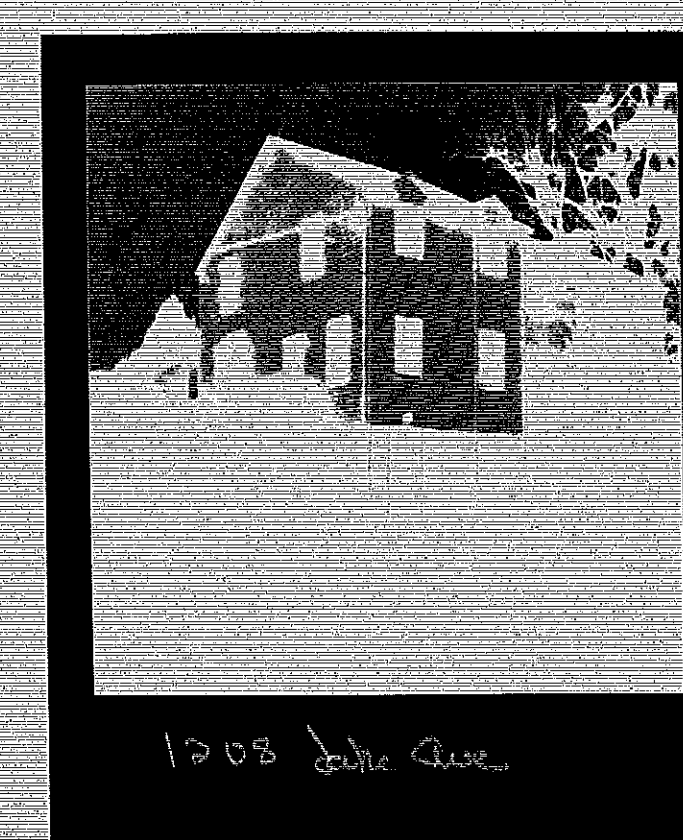
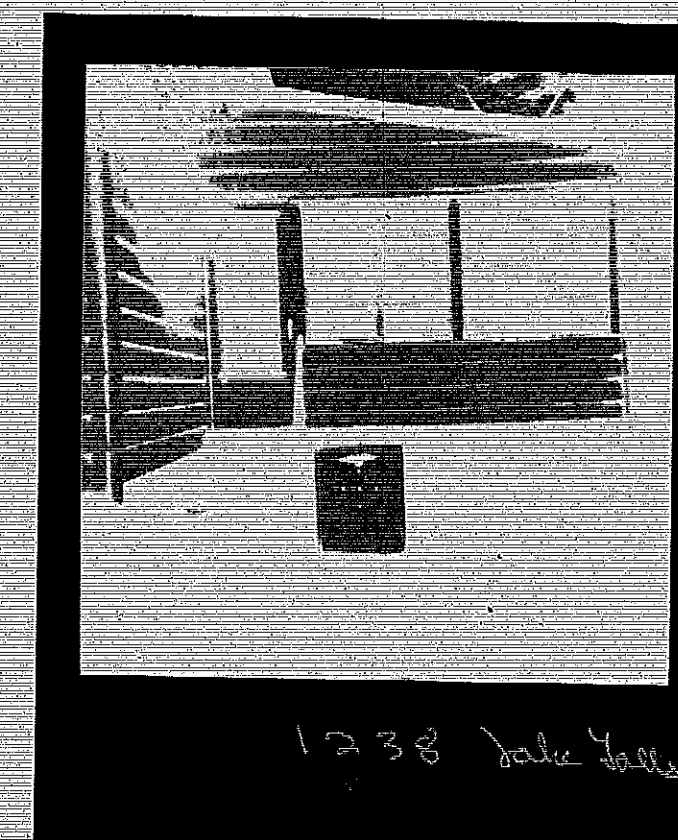
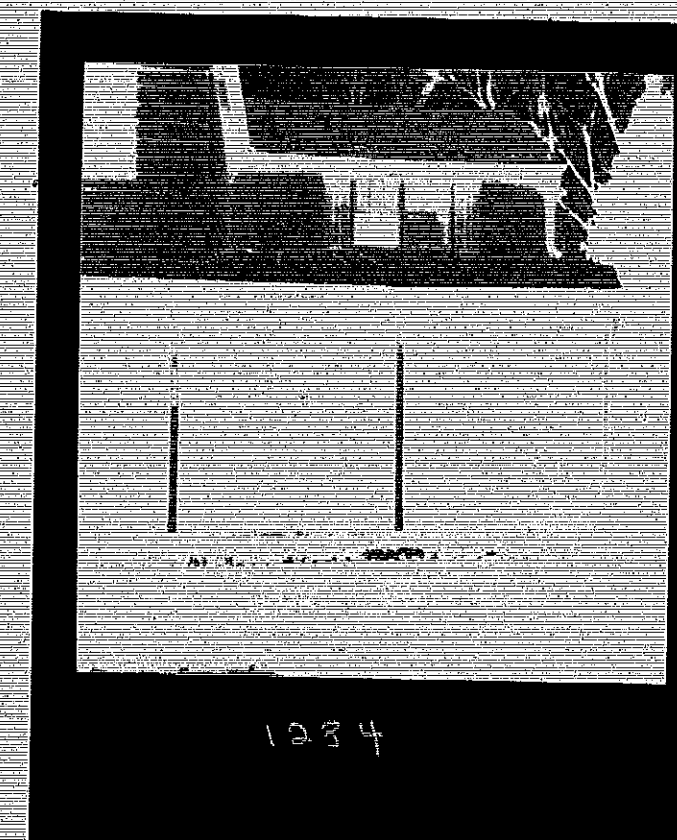
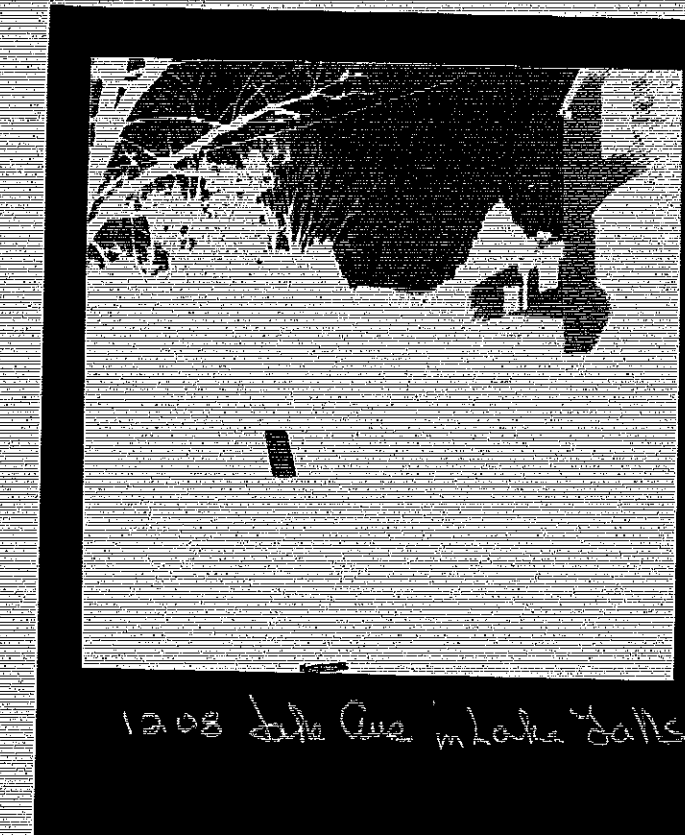
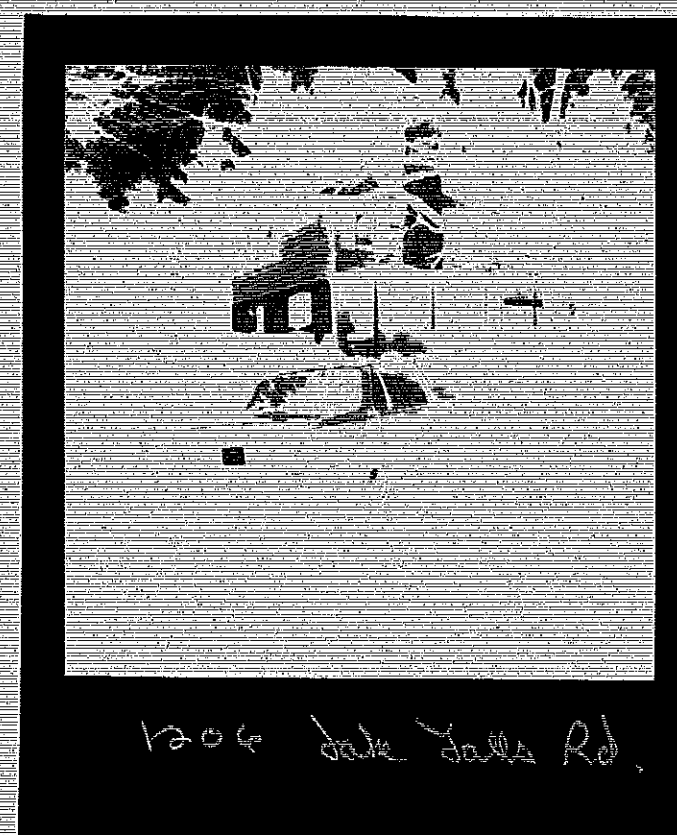
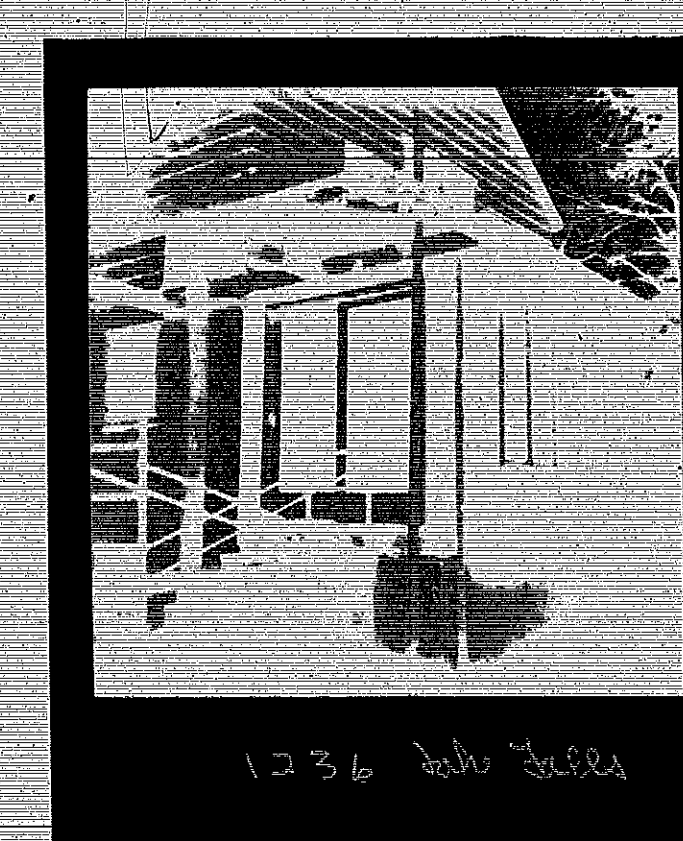
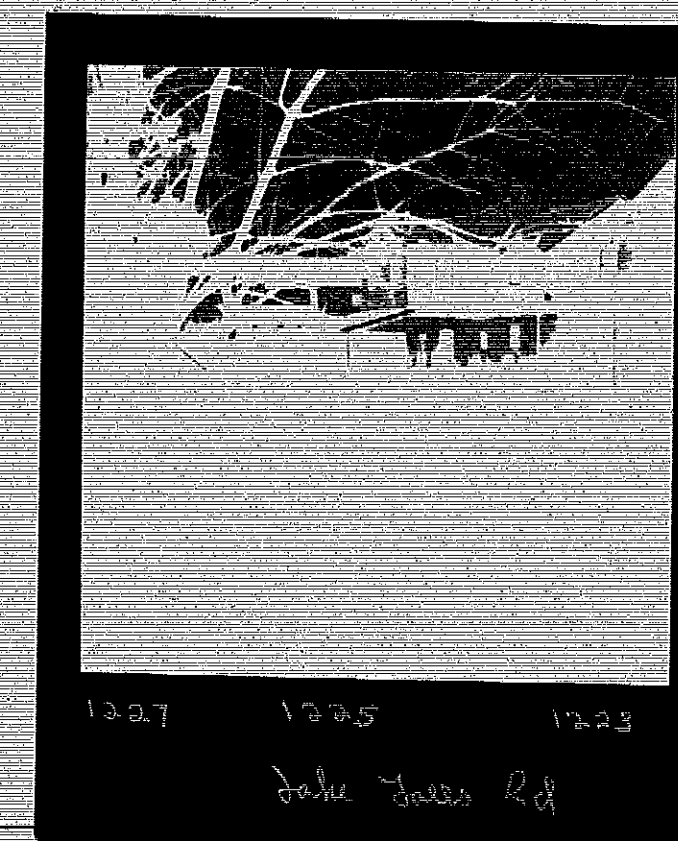
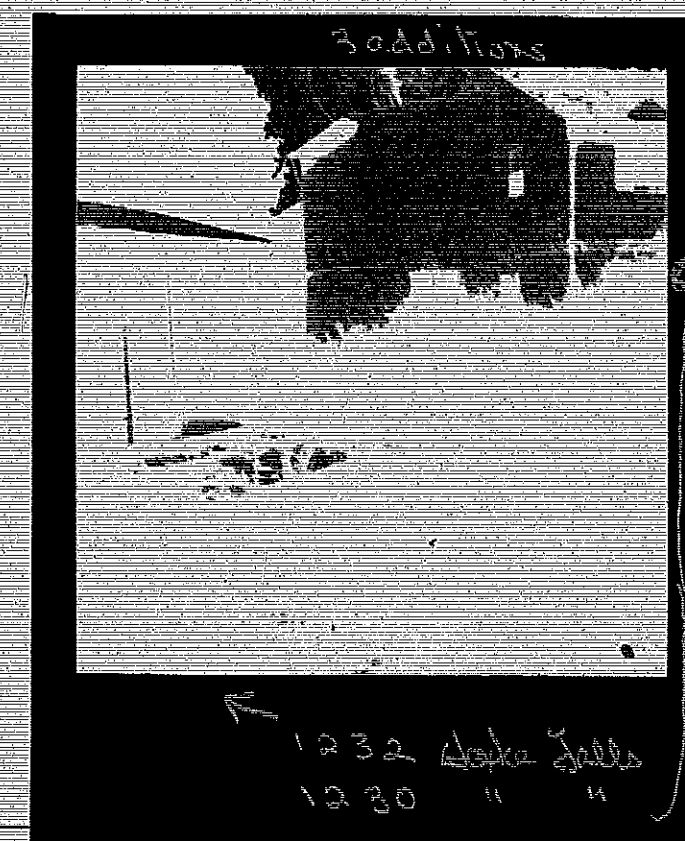
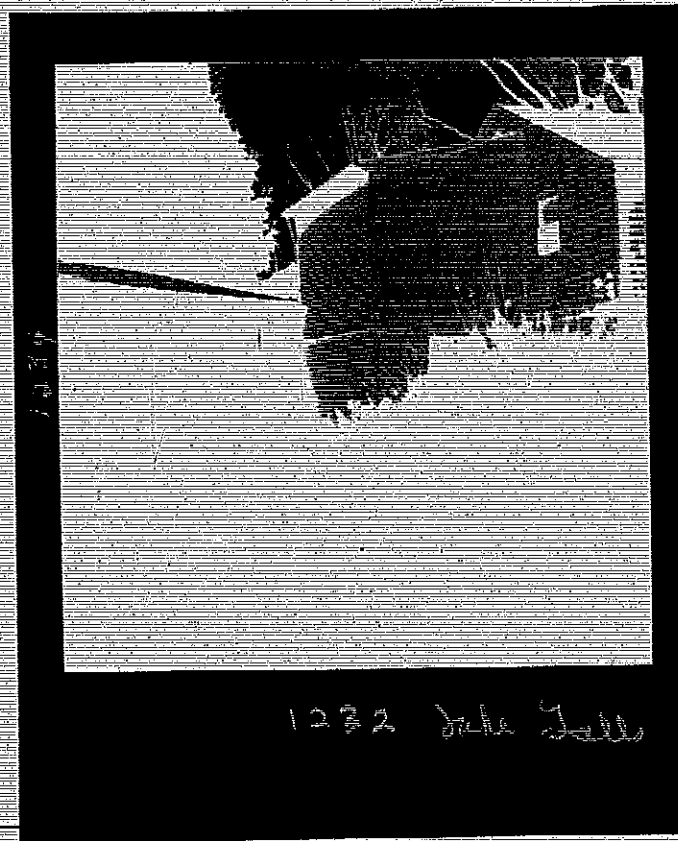
PETITIONER'S
EXHIBIT 5



Protestant's
Exhibit 1
(9 photographs)
93-130-A



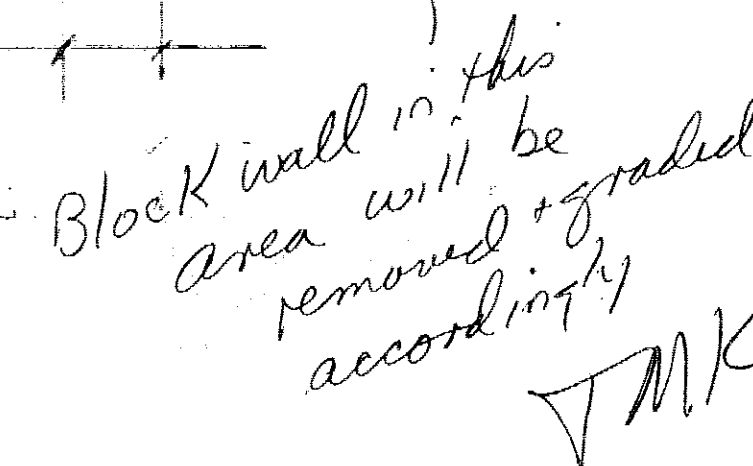
Petitioner's
Exhibit 6
(13 photographs)
95-130-A



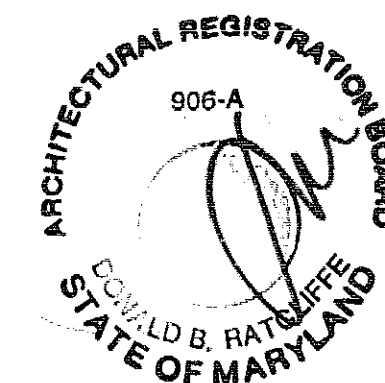


1. ALL FLOORING EXCEPT BATH - 2" PLYWOOD OAK LAMINATED STAINED & GLOSSY FINISH
2. BATH - TILE, SHOWERS - (NG. GLASS) GT. FLOOR
3. BATH - TILE, SHOWERS - VANITY ALLOWANCE 500⁰⁰
4. WALLS IN BEDROOMS - 1/2" DRYWALL - PAINTED
5. ALL CASH - MARBON PL. SINGLE GLAZED W/ SCREEDS & STORM PANEL
6. ALL INTERIOR DOORS - 1 3/4" W.P. INTERIOR DOOR PANEL
7. HARDWARE ALLOWANCE - (ING. MTL) 600⁰⁰
8. SLOTTED CROWN MOULD SET IN ALL FRAME
9. RUN ALSO TO EXISTING PANEL
10. ALL EXTERIOR TRIM & SASH - PAINTED & GLOSSY
11. INTERIOR WALLS - 2" GYPSUM - TRIM SCAFFOLD
12. INTERIOR CROWN - 2" GYPSUM BEAD - 1/2" BASE
13. HANG DOORS - (NO FINISHING)
14. 20 YEAR TIMBERING KID (GLASS GRAY)
15. ALL FRAMING - G.P.F. 1100 PSI
16. PLUMBING FIXTURE ALLOWANCE - 2000⁰⁰

MAIN FLOOR PLAN scale 1/4"=1'-0"



FOUNDATION PLAN SCALE 1/4"=1'-0"



DONALD B. RATCLIFFE AIA ARCHITECTS
BALTIMORE, MARYLAND

SHEET A1
MAY 12 1993
7.20.93

RESIDENCE FOR MR. & MRS. MALLORY TAYLOR
1231 LAKE FALLS ROAD BALTIMORE COUNTY. MARYLAND

525.5
 PLAT NO. 1
LAKE FALLS
 LAKE FALLS CONSTRUCTION CORP.
 608 CATHEDRAL STREET
 BALTIMORE, MD.

OWNERS CERTIFICATE

The requirements of Sections 72A, 72B and 72C of Article 17 of the Annotated Code of Maryland, 1939 Edition (title: Clerks of Courts, subtitle: Clerks of Circuit Courts) as far as they relate to the making of this plat and the setting of the markers, have been complied with.

Lake Falls Construction Corp.

Richard R. Mattison
 Owner of the Land Shown hereon

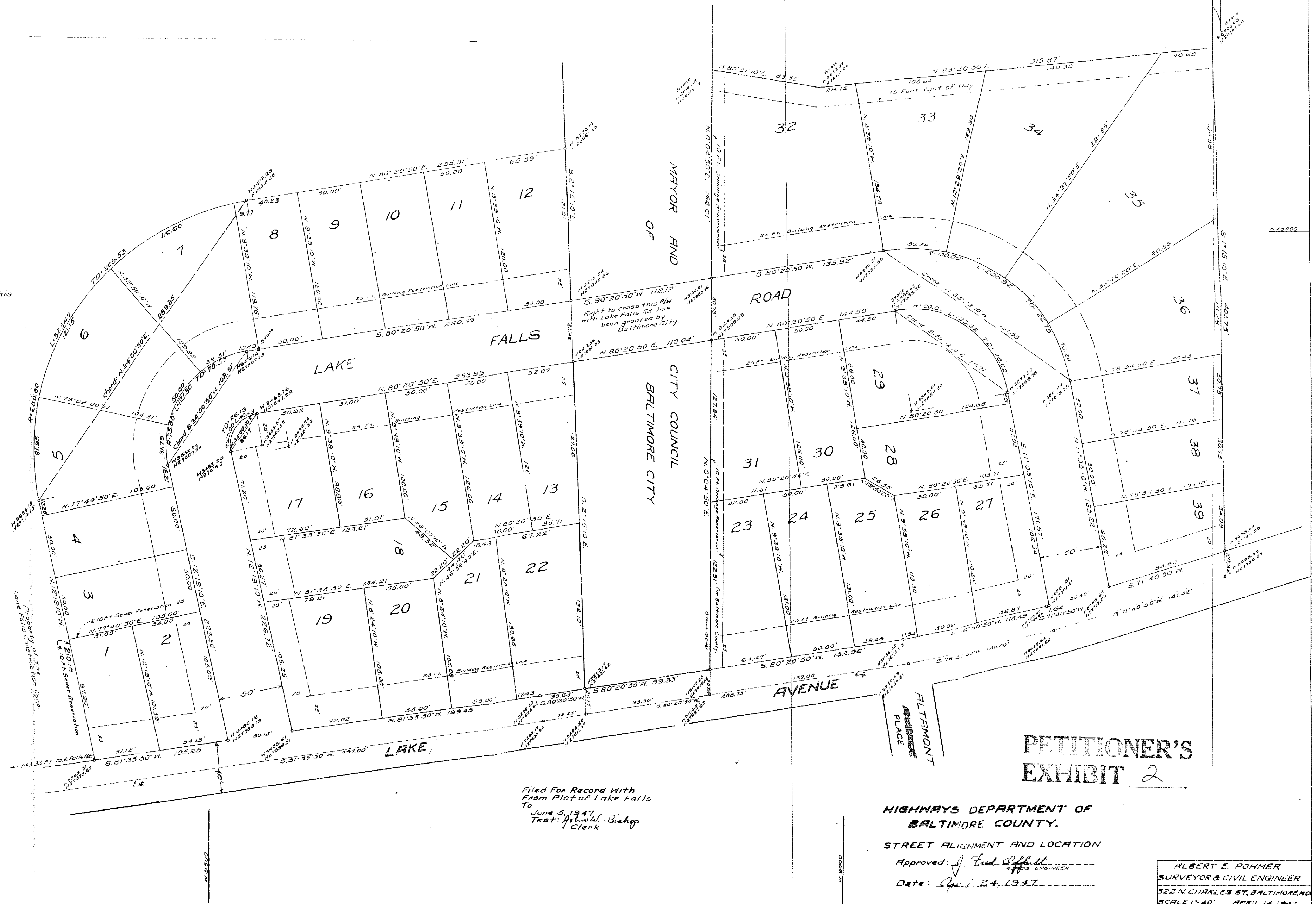
ENGINEERS CERTIFICATE

I, Albert E. Pohmer, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the Subdivision shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to plats for subdivisions known as House Bill No. 459 Chapter No. 1016 of the Acts of 1945.

Albert E. Pohmer
 Registered Professional Engineer
 and Land Surveyor

Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:

"13197" N 9° 13' 35.988" E 27526.308
 "8304" N 8° 24' 10.1" E 21531.833



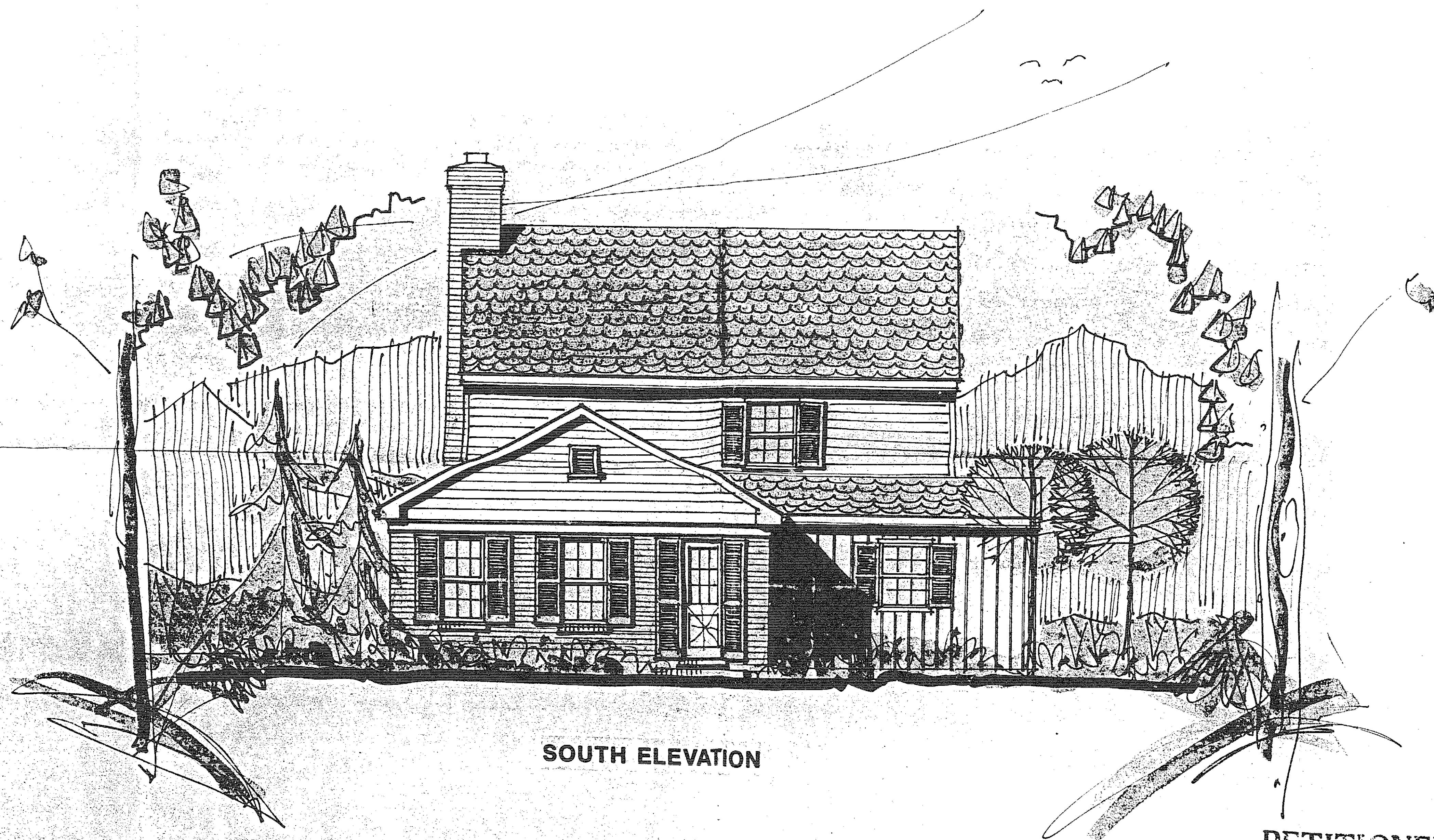
**PETITIONER'S
 EXHIBIT 2**

**HIGHWAYS DEPARTMENT OF
 BALTIMORE COUNTY.**

STREET ALIGNMENT AND LOCATION

Approved: *Frederick H. Offutt*
 Date: April 24, 1947

ALBERT E. POHMER
 SURVEYOR & CIVIL ENGINEER
 322 N. CHARLES ST. BALTIMORE, MD.
 SCALE 1"=40' APRIL 14, 1947



SOUTH ELEVATION

ADDITION TO TAYLOR RESIDENCE

1231 LAKE FALLS ROAD
BALTIMORE COUNTY, MD

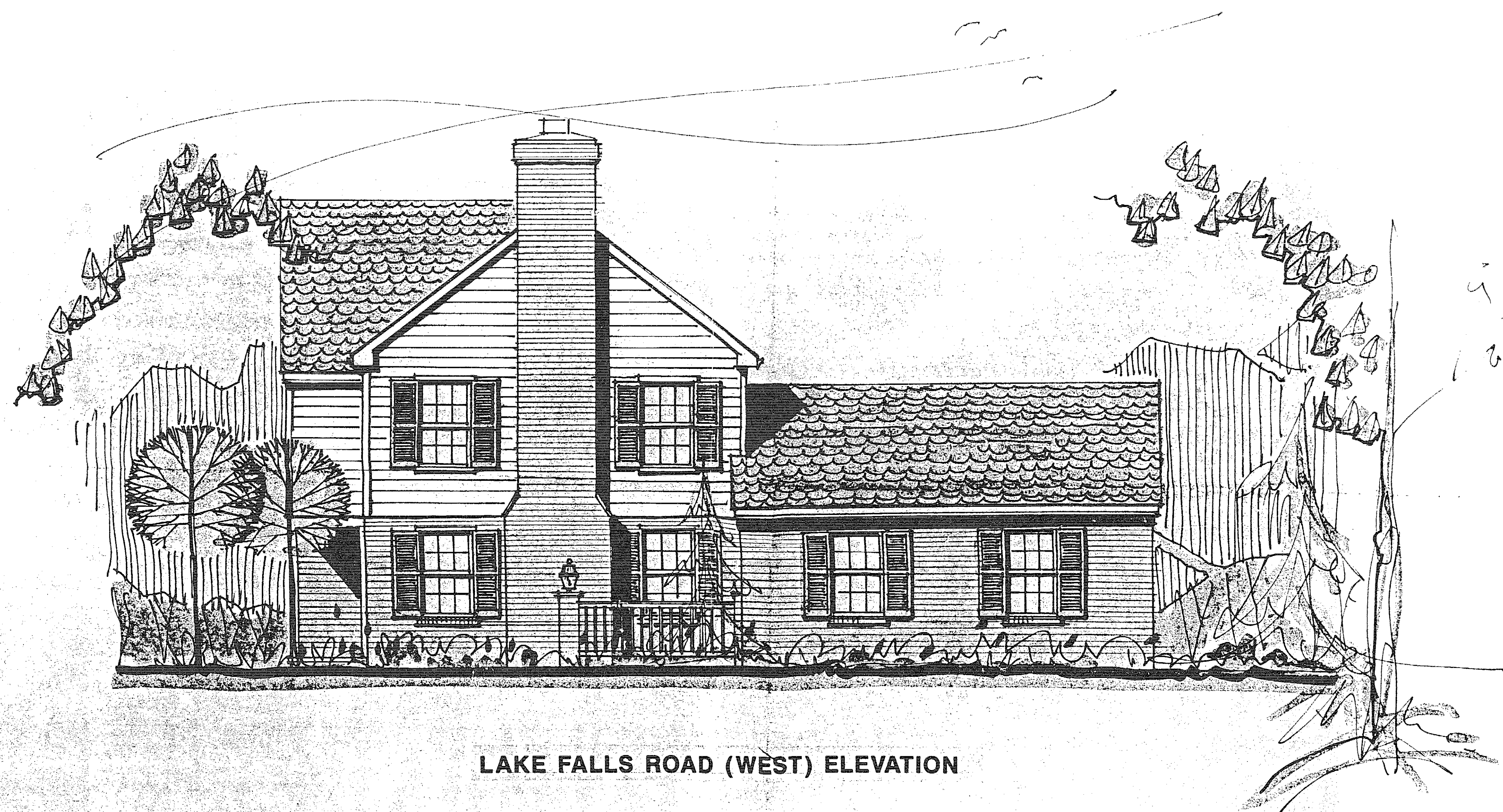
DONALD B. RATCLIFFE A.I.A. AND ASSOCIATE ARCHITECTS

PETITIONER'S
EXHIBIT 3

2

DECEMBER 16, 1992

ORIGINAL
SENT TO
OWNER
BY REQUEST



LAKE FALLS ROAD (WEST) ELEVATION

ADDITION TO TAYLOR RESIDENCE

1231 LAKE FALLS ROAD
BALTIMORE COUNTY, MD

DONALD B. RATCLIFFE A.I.A. AND ASSOCIATE ARCHITECTS

PETITIONER'S
EXHIBIT 4

1

DECEMBER 16, 1992

ORIGINAL
SENT TO
OWNER
BY REQUEST
2-1-93



Petition for Administrative Variance
to the Zoning Commission of Baltimore County
for the property located at 1231 Lake Falls Road
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Variance from Section 10-10 of the Zoning Regulations of Baltimore County, to permit side street and rear yard setbacks of 25 ft and 30 ft, respectively, for a proposed addition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
failing health prevent us from using stairs or an electric stair chair; therefore, we wish to make an addition to the first floor of our house so that we may live entirely on the first floor.

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 for Baltimore County.

Contract Purchaser/Lessor:
Legal Owner(s):
John and Barbara Taylor
(Type or Print Name)
Signature: *Barbara B Taylor*
Address: 1231 Lake Falls Road, Baltimore, Md. 21210
City: Baltimore, State: Md. Zip: 21210
Phone No.: 377-7684
City: Towson, State: Md. Zip: 21204
Phone No.: 606 Baltimore #204 494 1800
City: Towson, State: Md. Zip: 21204
Phone No.: 606 Baltimore #204 494 1800
City: Towson, State: Md. Zip: 21204
Phone No.: 606 Baltimore #204 494 1800

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commission of Baltimore County, Md., that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, at the time and place specified hereon.

RECEIVED BY: *[Signature]* DATE: 10/20/92
RECEIVED POSTING DATE: 11/04/92
ITEM #:

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commission of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1231 Lake Falls Road
Baltimore Md 21210

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

My husband and I have lived in the house for which we are requesting a variance, for over 43 years. It is a two story house. Due to failing health which includes severe osteoarthritis in both of my knees and diabetes and foot surgery for my husband, it is very difficult for us to climb stairs or use our stair lift. Our proposed addition will allow us to live entirely on the first floor. We will also then be able to have my daughter move in to the second floor and care for us in lieu of a health care provider.
That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a requesting and advertising fee and may be required to provide additional information.

Barbara B Taylor
Barbara Taylor
John M. Taylor
John M. Taylor

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, *[Signature]*, Clerk of the Court, do hereby certify, that the foregoing is a true and correct copy of the Affidavit of *Barbara B. Taylor and John M. Taylor* as filed in the Office of the Clerk of the Court, Baltimore County, Md., on the 19th day of October, 1992.

My Commission Expires: *June 1, 1995*

Notary Public
Kathleen Johnson White
Notary Public
My Commission Expires: *June 1, 1995*

GORDON T. LAWSON
DENNIS H. MILLER
EDWARD F. DEANGELO
BRUCE S. DEAN

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-8318
410-823-4470
FAX 410-823-4473

139

September 2, 1992

ZONING DESCRIPTION FOR
1231 Lake Falls Road

Beginning for the same at a point on the east side of Lake Falls Road, which is 50 feet wide, at the distance of 156 feet more or less north of the center line of Lake Avenue, which is 40 feet wide. Being Lot 17 in the subdivision of "Flat No. 1, Lake Falls", as recorded in Baltimore County Plat Book JWB No. 14, Folio 18, containing 7191.4 square feet or 0.165 acres more or less. Also known as 1231 Lake Falls Road and located in the Ninth Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th*
Posted for: *10/20/92*
Petitioner: *John & Barbara Taylor*
Location of property: *1231 Lake Falls Rd.*
Location of Sign: *1231 Lake Falls Rd.*
Remarks: *1231 Lake Falls Rd.*
Posted by: *[Signature]*
Date of return: *11/4/92*
Number of Signs: *1*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th*
Posted for: *10/20/92*
Petitioner: *John & Barbara Taylor*
Location of property: *1231 Lake Falls Rd.*
Location of Sign: *1231 Lake Falls Rd.*
Remarks: *1231 Lake Falls Rd.*
Posted by: *[Signature]*
Date of return: *11/4/92*
Number of Signs: *1*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th*
Posted for: *10/20/92*
Petitioner: *John & Barbara Taylor*
Location of property: *1231 Lake Falls Rd.*
Location of Sign: *1231 Lake Falls Rd.*
Remarks: *1231 Lake Falls Rd.*
Posted by: *[Signature]*
Date of return: *11/4/92*
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD., *11/12*, 19*92*
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of *1* successive weeks, the first publication appearing on *11/12*, 19*92*

THE JEFFERSONIAN,

S. Zake Olson
Publisher

REQUEST FOR HEARING

TO THE ZONING COMMISSIONERS FOR BALTIMORE COUNTY:
Re: Case Number: *93-130-A*
Petitioner(s): *John & Barbara Taylor*
Location: *1231 Lake Falls Road*
Robert T. & Doris S. Bissell
Legal Owners (Type or Print Name)
1233 Lake Falls Rd.
Baltimore, MD 21204
City/State/Zip Code
which is located approximately *10* feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Robert T. Bissell 11/2/92
Doris S. Bissell 11/2/92
Signatures Date

93-130-A

139

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 12, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 93-130-A
LEGAL OWNER: John and Barbara Taylor
LOCATION: 1231 Lake Falls Road

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

THURSDAY, DECEMBER 17, 1992 at 9:00 a.m.

IN THE BALTIMORE COUNTY COURTHOUSE, ROOM 118, 400 WASHINGTON AVENUE,
TOWSON, MARYLAND 21204.

Lawrence E. Schlicht
Lawrence E. Schlicht

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: John and Barbara Taylor
J. Michael Lawlor, Esq.
Robert T. Bissett

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

November 9, 1992 (410) 887-3353

J. Michael Lawlor, Esquire
606 Baltimore Avenue STE 204
Towson, MD 21204

RE: Case No. 93-130-A, Item No. 139
Petitioner: John M. Taylor, et ux
Petition for Administrative Variance

Dear Mr. Lawlor:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 20th day of October, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: John M. Taylor, et ux
Petitioner's Attorney: J. Michael Lawlor, Esquire

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DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Lawrence E. Schlicht* Date: 11/9/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Steven and Nadine Mosgin	129		11-2-92 NC
Edward L. And Linda M. Gittings	134		comment
Kathleen Gaiser	135		NC
Charles E. Anderson	136		comment
Richard E. Shetrone Jay E. Boyd	137		NC
Fred C. and Soung O. Yoo	138		comment
John and Barbara Taylor	139		NC
Jose and Janice S. Lopez	141		NC
Russell L. Elliott	142		NC
Nick J. and Koula I. Proakis	143		NC
Daniel T. and Sharon L. Mollfey	144		NC
Mark N. and Deborah A. Cleaver	145		NC

Printed on Recycled Paper

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Re: Baltimore County
Item No.: #139 (JLL)

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
David Ramsey
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____
Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 585-6451 D.C. Metro - 1-800-482-5063 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 2, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Steven and Nadine Mosgin, Item No. 129
Kathleen Gaiser, Item No. 135
Richard Shetrone and Jay Boyd, Item No. 137
John and Barbara Taylor, Item No. 139
Jose & Janice Lopez, Item No. 141
Nick and Koula Proakis, Item No. 143
Daniel and Sharon Woolfey, Item No. 144
Mark and Deborah Cleaver, Item No. 145
Mike and Patricia Siano, Item No. 146
Randall and Dorothy Pettie, Item No. 147

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*
Division Chief: *Ervin Mc Daniel*
RhdB/PM:rdn

129-ZAC/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 11/9/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
Steven and Nadine Mosgin	129	NC	11-2-92
Edward L. And Linda M. Gittings	134	MT	
Kathleen Gaiser	135	NC	
Charles E. Anderson	136	NC	
Richard E. Shetrone Jay E. Boyd	137	NC	
Fred C. and Soung O. Yoo	138	NC	
John and Barbara Taylor	139	NC	
Jose and Janice S. Lopez	141	NC	
Russell L. Elliott	142	NC	
Nick J. and Koula I. Proakis	143	NC	
Daniel T. and Sharon L. Mollfey	144	NC	
Mark N. and Deborah A. Cleaver	145	NC	

Printed on Recycled Paper

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

NOVEMBER 16, 1992 (410) 887-4500

RE: Property Owner: JOHN TAYLOR AND BARBARA TAYLOR
Location: #1231 LAKE FALLS ROAD
Item No.: #139(JLL) Zoning Agenda: NOVEMBER 2, 1992

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau

JP/KEK

Rec'd 11/18/92

93-130-A 11-16-92 - 24 to Henry Dec 7

Department of Environmental Protection & Resource Management Development Review Committee Responses Authorized signature _____ Date 11/23/92			
Project Name	Waiver Number	Zoning Issue	Meeting Date
File Number			
✓ Fred C. and Soung D. Yoo	138	11-2-92	NO COMMENTS
DEPRM RP STP			
✓ John and Barbara Taylor	139	NO COMMENTS	
DEPRM RP			
✓ Jose and Janice S. Lodez	141	NO COMMENTS	
DEPRM RP			
✓ Russell L. Elliott	142	NO COMMENTS	
DEPRM RP			
✓ Nick J. and Paula I. Proakis	143	IN PROCESS	
DEPRM RP			
✓ Daniel T. and Sharon L. Wollfrev	144	NO COMMENTS	
DEPRM RP			
✓ Mark N. and Deborah A. Cleaver	145	NO COMMENTS	
DEPRM RP			
✓ Mike and Patricia Siano	146	NO COMMENTS	
DEPRM RP			
✓ Dorothy and Randall Pettie	147	IN PROCESS	
DEPRM RP			
COUNT 14			
✓ Anthony J. and Susan M. DiBartolomeo	149	NO COMMENTS	
DEPRM RP			
✓ Irving R. and Joyce L. Bauer	149	WRITTEN COMMENTS	
DEPRM RP			
✓ Andrew I. David	150	WRITTEN COMMENTS	
DEPRM RP			

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

BUILDING PERMIT

PERMIT #: B166770 CONTROL: MR DATE ISSUED: 06/15/93 TAX ACCOUNT #: 0920000050 PREC: 01 CLASS: 04

PLANS: CONST. LOT 1 R FLAT DATA ELEC YES PLUM YES
LOCATION: 1231 LAKE FALLS RD
SUBDIVISION: LAKE FALLS

OWNERS INFORMATION
NAME: TAYLOR, BARBARA R. + J. HALLORY
ADDR: 1231 LAKE FALLS RD. 21210

TENANT:
CONTR: FALLS ROAD CONSTRUCTION
ENGR: SEL: WORK

CONSTRUCT AN ADDITION ON REAR OF EX DWELLING TO BE USED FOR 2 BEDROOMS + A BATH.
24'10"X23'2"X19'4B4 SF (CIRCLG)
VARIANCE CASE # 93-150-A

BLDG. CODE: 1 AND 2 FAM. CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD + ADDITION
50,000.00 EXISTING USE: SFD

TYPE OF IMPRV: ADDITION
USE: ONE FAMILY
FOUNDATION: BLOCK BASEMENT: NONE
SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS
SIZE: 0075.92 X 1948.89
FRONT SETBACK: NC
SIDE SETBACK: NC/23
SIDE STR SETBACK: NC/23
REAR SETBACK: 22.5

THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE

INSPECTOR COPY

Baltimore County Government
Department of Permits and Licenses

111 West Chesapeake Avenue
Towson, MD 21204

June 25, 1993

Mr. Barbara A. Taylor
1231 Lake Falls Road
Baltimore, Maryland 21210

Re: Suspension of Permit #B166770
1231 Lake Falls Road.

Dear Ms. Taylor:

Based on information received from the Office of Zoning Enforcement, Permit #B166770 is hereby suspended. All work being done under this permit must cease until the problems are resolved and the permit can be reinstated. Please contact Mr. Timothy L. Fitts, Zoning Inspector for details at 887-3351.

Very truly yours,
John R. Reisinger, P.E.
Buildings Engineer

JRR/nmg
cc: Doug Swam
Building Inspection
Timothy L. Fitts
correspondence

Zoning Enforcement

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John R. Reisinger
Building Engineer
Permits and Licenses

DATE: June 25, 1993

FROM: Timothy L. Fitts
Zoning Inspector

RE: Building Permit #B166770
1231 Lake Falls Road
9th Election District

Please rescind zoning approval on the above-referenced permit.

I met with Timothy Kotroco, the deputy zoning commissioner, at which time it was determined that there is a deviation between the zoning commissioner's order and the building permit application information. The zoning commissioner's order indicates that the addition to the rear of the existing dwelling is not to exceed 430.5 square feet. However the building permit sets forth 541 square feet for the structure in question. Enclosed you will find a copy of said building permit.

If further clarification is necessary as to this matter, please contact this office at extension 3351.

TLE/cmm
Enclosure

c: Douglas B. Riley, Councilman, 4th District
Barbara R. Taylor
Arnold Jablon
Timothy Kotroco

bc: Dr. Margerite Banks

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 2, 1992

John and Barbara Taylor
1231 Lake Falls Road
Baltimore, Maryland 21210

Re: CASE NUMBER: 93-130-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case.

As you recall, this matter must now go through the regular hearing process; the property must be reported and notice of the hearing will be placed in the Jeffersonian newspaper. You will be billed for these costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner
Baltimore County, Maryland

cc: J. Michael Lawlor, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

OCT. 29 1992 (410) 887-3353

John and Barbara Taylor
1231 Lake Falls Road
Baltimore, Maryland 21210

Re: CASE NUMBER: 93-130-A
LOCATION: 81/8 Lake Falls Road, 156' N of Lake Avenue
1231 Lake Falls Road
9th Election District - 4th Councilman

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 1, 1992. The closing date is November 16, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertisement are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$25.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

cc: J. Michael Lawlor, Esq.

THE UNION MEMORIAL HOSPITAL
201 E. UNIVERSITY PARKWAY
BALTIMORE, MARYLAND 21218

TAYLOR, BARBARA
055 94 72
DR. LENNOX

DATE OF OPERATION:
DATE OF DICATION: 8-22-91
PRE & POSTOPERATIVE DIAGNOSIS: rheumatoid arthritis, left knee
OPERATION: Left knee diagnostic arthroscopy, partial medial meniscectomy, partial lateral meniscectomy, anterior synovectomy

SURGEON: Dr. Lennox

ANESTHESIA: General anes
PROCEDURE: With the satisfactory level of anesthetic and the patient in the supine position on the operating table, the left knee was prepped and draped in the usual sterile manner with the leg free.

Standard anterolateral arthroscopy portal was made by infiltrating the area on the skin with xylocaine with epinephrine and subsequently enlarging this with an 11 blade.

The arthroscopy sheath and obturator were introduced into the suprapatellar pouch with care taken not to injure articular cartilage. Inflow/outflow cannulae were connected. TV monitoring was used to follow the case.

With the arthroscopy in place, the suprapatellar pouch demonstrated moderate synovitis. The undersurface of the patella demonstrated grade III chondromalacia; there were no loose bodies in the medial or lateral patellar. The anterior/posterior cruciate ligaments appeared to be functional. The distal medial femoral condyle demonstrated grade III chondromalacia, corresponding with a large area on the tibia of grade III change.

On the lateral side, there were grade IV changes on the weight bearing area of the distal femur and proximal tibia. Medial and lateral meniscal tears were noted in the posterior horns. These were excised with a combination of basket forceps and arthroscopic shavers. The edges were smoothed and balanced. The distal and medial femoral condyle underwent debridement with the shaver as did the undersurface of the patella.

An anterior synovectomy was performed utilizing a full radius retractor. A single sized medium hammer drill was placed in the intercondylar through the anterolateral portal. The condylar portal was closed with interrupted sutures of 3-0 nylon after a thorough irrigation.

A compressive dressing was applied.

TAYLOR, Barbara

3/14/88 OFFICE NOTE

PRESENT ILLNESS: Mrs. Taylor is being seen for bilateral lateral knee pain. She is 5'9" tall and weighs 165 pounds. She underwent foot surgery in the past consisting of a repair of a posterior tibial tendon which had been ruptured bilaterally and a limited fusion of the foot. She had symptoms in the knees prior to the surgery but has noted intensification of her symptoms since her foot operation. She notes pain on the lateral aspect of the knees bilaterally. She has been unable to exercise or build up the musculature secondary to this discomfort with any activity. She uses no assistive device for ambulation. She denies any swelling or giving way. She is able to walk six to twenty blocks without significant discomfort. She ascends stairs holding on with one hand. She takes Premarin, Chlorothalidone, Synthroid, Donnatal and Diazepam. She has tried Motrin in the past without significant relief.

PHYSICAL EXAMINATION: On physical examination, there are bilateral valgus deformities of the knees with pseudoligamentous laxity medially bilaterally, the right side worse than the left.

X-RAYS: X-rays reveal bilateral valgus deformities with lateral compartment arthritis but changes on the medial aspect also including osteophyte formation and medial joint line narrowing. Range of motion of the knees was from full extension to 120. There is a lateral tilted joint line bilaterally.

TREATMENT: She was begun on Feldene, having been warned about its GI side effects. She was sent for physical therapy for strengthening exercises to the lower extremity. If she remains persistently symptomatic, then she would be a candidate for either a distal femoral realignment or for a total knee replacement. This was explained in a preliminary fashion today and if she requires surgery, further explanation will be given at her next visit which will occur at the end of May.

Dennis M. Lennox, M.D.

DNL/eml

TAYLOR, Barbara

10/24/90 OFFICE NOTE:

Mrs. Taylor returns with complaints of bilateral knee discomfort. She is developing increasingly valgus deformity of both knees. She has night pain as well as activity related pain. There are 2+ effusions. Range of motion is from 0 to 120 with excellent stability. There is marked patellofemoral crepitation.

The knees were injected with Xylocaine with steroid today. She is taking Feldene. I have reviewed her recent blood work which was performed by Dr. Otto and see no evidence of any problem with the anti-inflammatory. She was inquiring about the use of Cytotec in addition to the Feldene and I have referred her to Dr. Otto for that. I will be following her again in May. She is to go to Florida soon and will be returning in December. If the knees are markedly symptomatic at that point in time, I would consider a repeat injection.

Dennis W. Lennox, M.D.

DWL/eml

cc: Dr. Otto

12/27/90 OFFICE NOTE:

Mrs. Taylor returns for bilateral knee injections. The knees have been hurting quite a bit lately. She returns from Florida with large effusions on both sides, the left side somewhat worse than the right. There are bilateral valgus deformities. We discussed the possibility of arthroscopic surgery at sometime in the future. At the present time, however, we will continue with intra-articular steroid injections. She will be seen again in May. Prior to being seen at that time, I would like to obtain a new set of x-rays of the knees. DL/el

cc: Dr. Otto

TAYLOR, Barbara

5/20/91 OFFICE NOTE:

Mrs. Taylor returns from Florida with complaints of increasing knee discomfort which is now getting worse as the years go by. She notes a progressive valgus deformity and this is non-correctable by physical exam today. There are large effusions. Range of motion of the knees is from 0 to 120 with excellent stability. She has no hip discomfort. Peripheral pulses are intact. Sensation and motor function appear to be intact. There is moderate quadriceps wasting bilaterally.

The knees were injected with Xylocaine and steroid today. Her previous injection was more than four months ago. If this fails to relieve discomfort, then I would consider her a candidate for arthroscopy at sometime in the future although I would like to delay this as much as possible. She will undoubtedly require total knee replacements. She does have a history of longevity in the family with her mother living to age 95. I will be checking her again at the end of the summer.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Otto

7/10/91 OFFICE NOTE:

Mrs. Taylor is having increased symptoms in the knees bilaterally, the left side is worse than the right. She is unable to walk more than a few blocks and has extreme difficulty with stairs. She is having night pain now as well as activity-related pain. She is having peripheral edema and will be seeing Dr. Otto soon for her physical exam and bloodwork. Apparently he has asked her to stop taking Feldene and I agree with this since it may be partially contributory or be the cause of the peripheral edema. This will undoubtedly increase symptoms in her knees, however.

There is synovitis on the left with heat and 3+ effusion. On the right side, there is a 2+ effusion with a normal temperature. Range of motion bilaterally is from 0 to 95 with excellent stability. She has a valgus deformity with evidence of lateral compartment narrowing. There is lateral compartment tenderness in addition. Range of motion of the hips remains full and painfree.

At this point, she has lost function and is having increased pain. We have discussed the options and we plan bilateral knee arthroscopies with a left synovectomy most likely. She would be admitted overnight for this and I would ask Dr. Otto to follow her in the perioperative period if he is able.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Otto

TAYLOR, Barbara

9/28/91 OFFICE NOTE:

Mrs. Taylor is an inpatient in Room 509. She has had a recent history of increasing discomfort with a large effusion in the right knee. A rheumatology consult was obtained and Dr. Iglehart recommended a diagnostic tap of the knee. This was done by me today under sterile technique sent for crystals and culture.

Dennis W. Lennox, M.D.

DWL/dl

9/11/91 OFFICE NOTE:

Barbara returns after arthroscopy. The incisions are healed well. There is no erythema or drainage. Sutures were removed. She'll begin physical therapy now and will be weight bearing as tolerated bilaterally. I'll be checking her again in six weeks.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Iglehart

10/2/91 OFFICE NOTE:

Barbara Taylor is being seen in follow-up. Her knee is doing somewhat better although she does still have some weak quads. She'll continue therapy with Holly and I'll be checking her again in six weeks just before her trip to Florida.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Iglehart

TAYLOR, Barbara

10/21/91 OFFICE NOTE:

Barbara's knees are feeling better overall. The right knee remains the more symptomatic of the two. She is now able to fully extend the left knee and has flexion to approximately 120. On the left side, range of motion is from -4 to 120. On the right side from 0 to 115. There is a large effusion on the right.

The right knee was injected with Xylocaine and steroid. On the left side, there is no erythema. There appears to be much less synovitis on the left. She and her husband are planning a trip to Florida soon and I would like for her to continue therapy after she goes to Florida. She can now wean herself from two crutches to single cane ambulation. We discussed the results of her husband's MRI today which indicates a medial meniscus tear. I'll be seeing him in the office soon also.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Iglehart

8/13/92 OFFICE NOTE:

Barbara returns from Florida. She is having bilateral knee discomfort with severe valgus deformity on the right side. There are 3+ effusions bilaterally. Range of motion is 0 to 120 with no instability. Medial and lateral joint line tenderness are apparent on both knees. Range of motion of the hips are full and painfree.

Both knees were injected with Xylocaine and steroid today and I'll check her again in October just before she returns to Florida. She is not anxious to proceed with knee replacements at this point in time, but the time appears to be nearing when she will require at least a right-sided knee replacement.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Iglehart

TAYLOR, Barbara

10/14/92 OFFICE NOTE:

Barbara Taylor returns for a knee injection. Both knees were injected. There were 2+ effusions apparent. Range of motion is 0 to 120 with no instability. Bilateral valgus deformity has increased somewhat, but injections serve to relieve discomfort. She is maintained on low dose Prednisone and will be seeing Dr. Iglehart soon. I'll check her again in January.

Dennis W. Lennox, M.D.

DWL/dl

cc: Dr. Iglehart

NILES, BARTON & WILMER

ATTORNEYS AT LAW

WASHINGTON, D. C. 20006

1818 H STREET, N.W.

202-737-0302

CAMBRIDGE, MD. 21613

304 HIGH STREET

P.O. BOX 838

410-228-7090

1400 LEGG MASON TOWER

111 S. CALVERT STREET

BALTIMORE, MARYLAND 21202-6185

410-783-8300

CABLE ADDRESS NINWO

TELE 87-468-NILES/AM

DAY USE 800/2738

AMA NET 15596

TELECOM 410-783-6363

WRITER'S DIRECT NUMBER

December 10, 1992

VIA MAGIC MESSENGER

Mr. Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case Number(s): 93-130-A
Legal Owner: John and Barbara Taylor
Location: 1231 Lake Falls Road

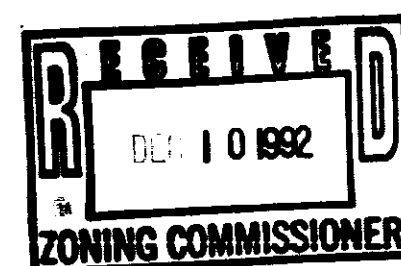
Dear Mr. Schmidt:

Please enter my appearance on behalf of Mr. and Mrs. Robert Bissett and Mr. Rite Banks with regard to their opposition to the granting of the subject variance. I understand that the hearing is scheduled for next Thursday, December 17, 1992 at 9:00 a.m. I would expect my presentation to be in the range of 45 minutes to an hour.

Very truly yours,

C. Laurence Jenkins, Jr.
C. Laurence Jenkins, Jr.

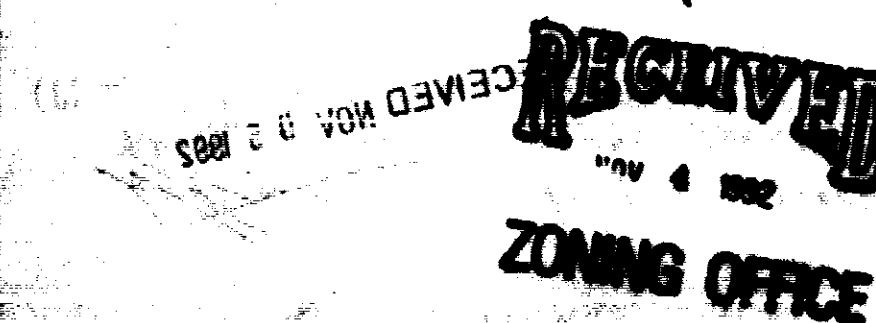
CLJ:vr
cc: J. Michel Lawlor, Esquire



11/14/92
1233 Lake Falls Rd.
Baltimore, MD. 21210
November 3, 1992
8X57-92
Mr. Arnold Jablon
Director of Zoning Administration
111 W. Chesapeake Ave.
Towson, MD. 21204

Dear Mr. Jablon,
Yesterday I requested a hearing on Case 93-130-A. The property owned by John & Barbara Taylor. The deadline for this case is November 16th. Unfortunately, my wife and I have previous commitments which are taking us out of the area. We will be gone from November 7th to December 16th. Would you please schedule the hearing after December 16th.

Very truly yours
Robert R. Bissett



Wiley M. Baxter III
1229 Lake Falls Road
Baltimore, Maryland 21210

December 14, 1992

Dear Mr. Schmidt,
I am writing to you in reference to case # 93-130-A, the change in variance to the Taylor residence at 1231 Lake Falls Rd. Baltimore, Md. #21210 which is part of a 40 home residential area called Lake Falls.

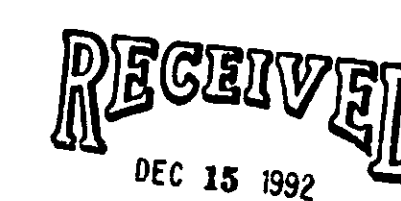
The neighborhood was originally laid out in 1948 for lots designed for 3 bedroom homes with a few exceptions.

Over the years approximately 21 of the 40 residences have had additions made to their homes but all within the code limitations.

The Taylor lot has already had two additions to their corner lot and can not add on to again without a change in variance which could dramatically alter the appearance of an already small corner lot.

We sincerely hope you take this into consideration and understand our concerns.

Sincerely,
Wiley Baxter



ZONING OFFICE