

3/20/98

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Linden Terrace, 500 ft.
E of c/l York Road * ZONING COMMISSIONER
10 Linden Terrace
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
William H. Mathews * Case No. 97-326-SPH
Petitioner

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Linden Terrace, 650 ft.
E of c/l York Road * ZONING COMMISSIONER
15 Linden Terrace
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
William H. Mathews * Case No. 97-327-SPH
Petitioner

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Burke Avenue, 340 ft.
E of c/l York Road * ZONING COMMISSIONER
10 Burke Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
William H. Mathews * Case No. 97-328-SPH
Petitioner

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
N/S Burke Avenue, 450 ft.
E of c/l York Road * ZONING COMMISSIONER
16 Burke Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
William H. Mathews * Case No. 97-329-SPH
Petitioner

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW cor. Aigburth and Willow
Avenues * ZONING COMMISSIONER
122 Willow Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
William H. Mathews * Case No. 97-330-SPH
Petitioner

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner for a single public hearing to consider five separate lots of record, all owned by William H. Mathews and located in Towson. Each of the five properties is subject to

a Petition for Special Hearing filed by Mr. Hunter Rowe, a Zoning Inspector, with the Office of Permits and Development Management. Under case No. 97-326-SPH, a Petition for Special Hearing has been filed for the property known as 10 Linden Terrace, alleging the illegal conversion of a single family dwelling thereon into seven apartments; wherein the lot area does not support such a use. Under case No. 97-327-SPH, regarding 15 Linden Terrace, an illegal conversion of a single family dwelling into 7 apartments is alleged; wherein the lot area does not support such a use. In case No. 97-328-SPH, regarding 10 Burke Avenue, an illegal conversion of a single family dwelling into three apartments is alleged, wherein the lot area does not support such a use. Under case No. 97-329-SPH, regarding 16 Burke Avenue, an illegal conversion of a single family dwelling into 3 apartments is alleged; wherein the lot area does not support such a use. Finally, under case No. 97-330-SPH, regarding 122 Willow Avenue, an illegal conversion of a single family dwelling into 3 apartments is alleged; wherein the lot area does not support such a use.

At the public hearing held for these matters, the Petitioner, Baltimore County Department of Permits and Development Management, was represented by Lee S. Thompson, Esquire, Assistant County Attorney. The property owner was represented by Michael Tanczyn, Esquire.

Testimony was received from Hunter Rowe, a Code Enforcement Officer, employed with Baltimore County since 1987. Mr. Rowe described each of the properties in general, as well as his inspection of same and findings. He also offered a series of photographs of the properties and rendered opinions, based upon his inspections, as to the current and past uses of the properties. In addition to Mr. Rowe's testimony, testimony was also received from a number of former/current residents of one or more of the properties at issue. Among those testifying was Whitney Dance a former

