

IN RE: PETITION FOR VARIANCE

N Side of Lennox Avenue, 140' E of
c/line of Jefferson Avenue
9th Election District
5th Councilmanic District
(307 Lennox Avenue)

Margaret C. Cook
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2011-0337-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the Margaret C. Cook, legal owner. The Petitioner requested variance relief from Sections 1B02.3A.5 and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling (replacement) with 4 feet side setbacks and a 45 feet rear setback in lieu of the required 10 feet and 50 feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated June 22, 2011, which indicate as follows:

"The subject is located in the East Towson Design Review Panel area. The applicant has provided architectural elevations and building materials, which have been reviewed for conformance with the East Towson Design Guidelines.

The Office of Planning and Chair of the Design Review Panel have approved the design. The applicant has also received approval from Adelaide Bentley, the president of the East Towson Community Association. Therefore, the Office of Planning recommends approval of the requested relief."

ORDER RECEIVED FOR FILING

Date 7-22-11

By [Signature]

Appearing at the public hearing in support of the Petition was Margaret C. Cook, legal owner, and David Bowles, Architect with DKMB & Associates, who prepared the site plan and is assisting the Petitioner with the permitting process. Also attending the hearing in support of the Petitioner's request were many of her surrounding neighbors from East Towson, all of whom signed in on the Citizen's Sign In Sheet and whose names are too numerous to mention in the body of this Order. Reference is made to the Citizen's Sign In Sheet dated June 30, 2011, which contains the many names of the local residents who appeared in support of Ms. Cook's Petitioner. Appearing in opposition to the Petitioner's request was Patricia Bentz, who appeared on behalf of and spoke for Neil and Judy Cohen, adjacent property owners.

Testimony and evidence offered at the hearing demonstrated that the property which is the subject of this variance request consists of 0.104 acre (4,550 square feet) and is zoned DR 10.5. The subject property is located at 307 Lennox Avenue in the East Towson area of Baltimore County. Ms. Cook, the owner of the property, testified that the subject house and property have been in her family since 1903. Ms. Cook testified that the house was most recently lived in by her mother, but has been vacant for the last couple years due to the fact that her mother had taken ill and had to vacate the home. She stated that her mother recently passed last year and she is now in a position to build a new home on the property to replace the home that had been in her family for well over 100 years. The house that exists on the property at the present time must be razed and a new house constructed thereon. The current house is beyond renovation due to its inferior foundation system and that it no longer conforms to modern building codes. Ms. Cook is in a position to build a new home on the property which she hopes to pass down to the future generations of her family. In order to proceed with constructing a new home on the property, the variance is necessary.

ORDER RECEIVED FOR FILING

Date 7-22-11 2

By [Signature]

Additional testimony offered by Ms. Cook as well as David Bowles, the architect hired by Ms. Cook to assist her in designing and constructing a new home, demonstrated that the house which is going to be constructed on the property is 26 feet 2 inches in width. This new house is only approximately 1 foot wider than the house that exists on the property today.

Also appearing in support of the Petitioner's request were the adjacent property owners, Ryan and Heather Jordan. The Jordans own the two story dwelling located at 309 Lennox Avenue. Their testimony was that they were concerned at first regarding the setback, but after finding that the replacement house is basically the same width as the house that exists on the property today, and that the setbacks will remain fairly consistent with what exists today, they had no opposition to Ms. Cook's plans to replace the old house on the property with a new home. Therefore, they offered their support of the variance request at the hearing.

As stated previously, a Patricia Bentz appeared at the hearing on behalf of Neil and Judy Cohen, the owners of the property located at 305 Lennox Avenue. Ms. Bentz presented for the record a letter of opposition authored by Mr. and Mrs. Cohen which was accepted into evidence as Protestant's Exhibit 1. The Cohens are opposed to the granting of the variance relief for the reasons stated within their letter.

It should be noted that Ms. Cook has had to negotiate many obstacles in order to move forward with the construction of a new home on this property. The subject property is located in the East Towson area of Baltimore County which is a historic district, and the home to be built on the property was reviewed and approved by the Design Review Panel for Baltimore County. The Design Review Panel, the Office of Planning, as well as the East Towson Community Association by Ms. Adelaide C. Bentley, Director, reviewed and approved the design and placement of the new home for the property.

ORDER RECEIVED FOR FILING

Date 7-22-11

3

By [Signature]

After considering all the testimony and evidence presented at the hearing, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

I further find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

Pursuant to the advertisement, posting of the property and public hearing on the Petition held, and for the reasons set forth above, the Petition for Variance should be granted.

THEREFORE, IT IS ORDERED by the Administrative Law Judge of Baltimore County, this 22nd day of July, 2011 that the Petition for Variance from Sections 1B02.3A.5 and 1B02.3.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed dwelling (replacement) with 4 feet side setbacks and a 45 feet rear setback in lieu of the required 10 feet and 50 feet, respectively, be and is hereby GRANTED, subject to the following restriction:

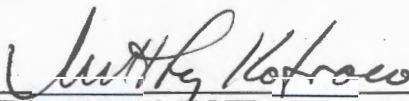
1. Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 7-22-11

By [Signature]

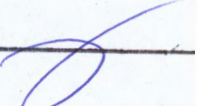
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 7-22-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

July 22, 2011

MARGARET C. COOK
2371 SUNDEW TERRACE
BALTIMORE MD 21209

Re: Petition for Variance
Case No. 2011-0337-A
Property: 307 Lennox Avenue

Dear Ms. Cook:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact the appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure

c: David Bowles, DKMB & Associates, PO Box 11456, Baltimore MD 21239
Patricia Bentz, 1141 East Piney Hill, Monkton MD 21111



TAX. AC. N. 0904000360

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 307 LENNOX AVE.
which is presently zoned D.R. 10.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3A.5., 1802.3B. (RCZR)

TO PERMIT A PROPOSED DWELLING (REPLACEMENT) WITH 4-FOOT SIDE SETBACKS AND A 45-FOOT REAR SETBACK IN LIEU OF THE REQUIRED 10-FOOT AND 50-FOOT, RESPECTIVELY.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

City

ORDER RECEIVED FOR FILING

Date 7-22-11

Telephone No.

By [Signature]

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

Telephone No.

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T.

Date 5/18/11

Case No. 2011-0337-A



DKMB & ASSOCIATES

Post Office Box 11456
Baltimore, MD 21239

Tel: 410-433-9604
Fax: 410-433-9631

www.dkmba.com

ARCHITECTURE | INTERIORS | PLANNING | MANAGEMENT

Zoning Property Description for:

307 Lennox Avenue, Baltimore County Maryland, 21286

Beginning at a point on the north side of Lennox Avenue which is 50 feet right of way width wide at the distance of 140 feet east of the centerline of the nearest improved intersecting street, Jefferson Avenue, which is 40 feet right of way width wide.

Being Lot # 4, Block (Not Listed), Section # (Not Listed), in the subdivision of Goff Plains as recorded in Baltimore County Plat Book # 0002, Folio # 0167, containing 4,550 square feet. Located in the 9th (9 ED) Election District and 5th (5 CD) Council District.

2011-0337-A

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

No. **69056**

Date: **5/18/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					60.00

Total: **60.00**

Rec From: **MARGARET COOK**

For: **2011-0337-A**
307 LENOX AVE.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
5/19/2011 5/18/2011 09:29:29 6
FIG NS04 WALKIN SHIL SAH
RECEIPT # 492741 5/18/2011 OFLN
Net 5 528 ZONING VERIFICATION
NO. 069056
Recpt Tot 140.00
\$60.00 CK 1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

**NOTICE OF ZONING
HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2011-0337-A

307 Lennox Avenue
N/side of Lennox Avenue,
140 east of centerline of
Jefferson Avenue
9th Election District
5th Councilmanic District
Legal Owner(s): Margaret
Cook

Variance: to permit a proposed dwelling (replacement) with a 4 foot side setbacks and a 45 foot rear setback in lieu of the required 10 feet and 50 feet, respectively.

Hearing: Thursday, June 30, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 06/631 June 14 278356

CERTIFICATE OF PUBLICATION

6/16/ 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/14/ 2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 06/13/2011

Case Number: 2011-0337-A

Petitioner / Developer: MARGARET COOK ~ DAVID BOWLES

Date of Hearing (Closing): JUNE 30, 2011

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
307 LENNOX AVENUE

The sign(s) were posted on: JUNE 11, 2011



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2011-0337-A
Petitioner: Margaret Cook
Address or Location: 307 Lenox Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Cook
Address: 2377 Sundew Terrace
Baltimore MD 21209

Telephone Number: 410-367-2574



KEVIN KAMENETZ
County Executive

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

June 22, 2011

Margaret Cook
2371 Sundew Terrace
Baltimore, MD 21209

RE: Case Number: 2011-0337-A, 307 Lennox Avenue

Dear Ms. Cook,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 18, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
David Bowles, Architect, P. O. Box 11456, Baltimore, MD 21239



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 26, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 30, 2011**

Item No.:

Special Hearing: 2011-0311-SPHA, 2011-0342-SPHA.

Administrative Variance: 2011-0336A, 2011-0338A.

Variance: 2011-0311-SPHA, 2011-0337A, 2011-0341A, 2011-0342-SPHA, 2011-0343A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For June 13, 2011
Item Nos. 2011-336, 337, 338, 341, 342,
And 343.

DATE: May 31, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-06132011 -NO COMMENTS.doc

TK 6/30
11 Am 205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: June 22, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

SUBJECT: 307 Lennox Avenue

INFORMATION:

Item Number: 11-337

Petitioner: Margaret Cook

Zoning: DR 10.5

Requested Action: Variance

RECEIVED

JUN 24 2011

OFFICE OF ADMINISTRATIVE HEARINGS

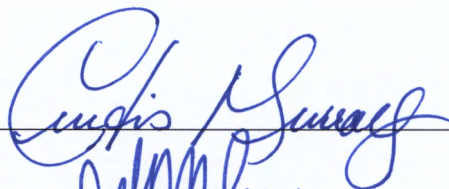
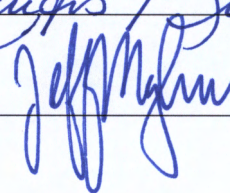
SUMMARY OF RECOMMENDATIONS:

The subject is located in the East Towson Design Review Panel area. The applicant has provided architectural elevations and building materials, which have been reviewed for conformance with the East Towson Design Guidelines.

The Office of Planning and Chair of the Design Review Panel have approved the design. The applicant has also received approval from Adelaide Bentley, the president of the East Towson Community Association. Therefore, the Office of Planning recommends approval of the requested relief.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Prepared by:

Division Chief:

JM/LL: CM



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 5-31-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

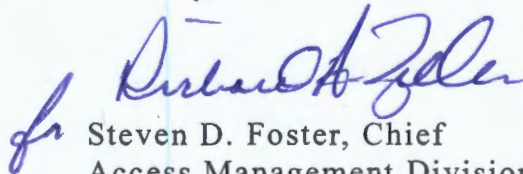
RE: Baltimore County
Item No. 2011-0337-A.
Variance
Margaret C. Cook
307 Lennox Avenue.

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0337-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



JB
6-30-11

JUN 21 2011

OFFICE OF ADMINISTRATIVE HEARINGS

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

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 21, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-337-A
Address 307 Lennox Avenue
(Cook Property)

Zoning Advisory Committee Meeting of May 30, 2011.

X The Department of Environmental Protection and Sustainability has no
comments on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RE: PETITION FOR VARIANCE
307 Lennox Avenue; N/S Lennox Avenue,
140' E of c/line Jefferson Avenue
9th Election & 5th Councilmanic Districts
Legal Owner(s): Margaret C. Cook
Petitioner(s)

* BEFORE THE
* ADMINISTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2011-337-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAY 26 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to David Bowles, Architect, P.O. Box 11456, Baltimore, Maryland 21239, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Mrs. Zook,

Please accept this letter and place in the case file for review by the Commissioner in lieu of live testimony at the hearing to be held by the Zoning Commissioner on June 30, 2011 at 10:00 a.m., in the matter of case # 2011-0337-A regarding 307 Lennox Avenue, in Towson. I thank you for your attention. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Neil Cohen

--

Neil B. Cohen
Comprehensive Spine & Sports Center
1308 Eastern Blvd
Baltimore, MD 21221
410-686-8400 - Phone
410-686-8993 - Fax
<http://spinesportscenter.com/>

Please consider the environment before printing this email.

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RECEIVED

JUN 29 2011

OFFICE OF ADMINISTRATIVE HEARINGS

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District -09 Account Number - 0904000360

Owner Information

Owner Name: WALKER ARNETTA C **Use:** RESIDENTIAL
Mailing Address: PO BOX 545 **Principal Residence:** NO
MONKTON MD 21111-0545 **Deed Reference:** 1) /23236/ 00331
2)

Location & Structure Information

Premises Address

307 LENNOX AVE
BALTIMORE 21286-0000

Legal Description

307 LENNOX AVE
GOFF PLAINS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
070A	0012	0491		0000			4	2	Plat Ref: 0002/0167

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1913	1,499 SF	4,550 SF	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	83,500	83,500		
Improvements:	60,210	51,000		
Total:	143,710	134,500	143,710	134,500
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
DAVAGE BENJAMIN W	01/17/2006	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/23236/ 00331	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	* NONE *		

CASE NAME _____
CASE NUMBER 2011-0337-A
DATE 6/30/11

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
MARGARET COOK Christine Greer	#7908 2371 Sundew Terr. 3602 Delper Rd.	Balto. Md. 21209 Bellemne. Md 21218	MC COOK 2371 AOL.
Rosalie Spence / Heather Jordan	24 N. Collington Ave 309 Lennox Ave	Balto., Md. 21231 Towson MD 21286	
Ryan Jordan Cleo Cole	309 Lennox Ave 323 Lennox AVE	TOWSON MD 21286 TOWSON MD 21286	Pingba@yaho.com
Adelaide Bentley PATRICIA BENTZ	436 E. Pennsylvania Ave 1141 E. PINEY HILL	Towson, Md. 21286 Monkton MD 21111	TRISH 213 @ AOL.COM
Willina HARVEY GUL SHER	5504 GORAM Ave Balt Md 524 Reisterstown RD	Baltimore md 21212 BALTIMORE MD 21208	GULSHER9@gmail.com
Dorothy D. Smith Henry MOORE	8525 GREEN LA " " "	Balto. Md 21244 " " 40	
LENWOOD JOHNSON Karen Cassion Moore	15 MORROW CT 1171 E. Northern Hwy	RANDOLFTOWN, MD 21133 BATTIMORE, MD 21239	JOHANSON, LENWOOD@gmail.com



2011-0337-A

Neil & Judy Cohen
305 Lennox Avenue
Towson, MD 21286
410-499-8451

TK
6/30/11

June 29, 2011

Re: Request for zoning variance
Case# 2011-0337-A : 307 Lennox Avenue – Towson

To whom it may concern,

We are writing to you today regarding the zoning hearing to be held by the Zoning Commissioner on June 30, 2011 at 10:00 a.m., in the matter of case # 2011-0337-A regarding 307 Lennox Avenue, in Towson. According to the sign posted in front of said property, the proposed dwelling is a replacement structure, requesting 4' side setbacks and a 45' rear setback, in lieu of the required 10' and 50', respectively. Please accept this letter as our testimony stating the reasons for our opposition to the issuance of this variance.

While we are thrilled that this long-vacant home will soon have tenancy, we are quite concerned that the requested variance would compromise public safety and well-being. The existing setbacks are designed to enhance security by providing for adequate fire breaks, emergency access, and storm water management. The proposed narrow passage will create an unsafe environment if emergency personnel should need access to these historic homes, many of which have been lovingly restored. In the event of a fire there would be insufficient footage for first responders wearing heavy gear and carrying bulky equipment to climb ladders and gain access to the 2nd floor side windows of 305, 307 and 309 Lennox Avenue. The legal side setbacks of 10' provide this needed space. They also supply adequate clearance for fire breaks, which would prevent a rapid spread of destruction amongst the homes.

The setbacks also exist to enhance all community members' quality of life by allowing each home to have sufficient light and privacy, which are a direct result of spatial separation. Generally speaking, the setbacks provide a significant impact on the aesthetics of the historic streetscape and on property values, and in this beloved Baltimore County community, these factors are no exception. Many of the community's remaining structures retain their original craftsmanship and are indicative of a vernacular 19th century style that Baltimore County recognizes as irreplaceable, and has even made many recent efforts to invest in and preserve, including the Elks Lodge #842 and the Jacob House log cabin.

We understand that zoning variances can and should be considered by the Zoning Commissioner in cases with legitimate hardship. However, in this case, hardship appears to be due to the demolition by neglect of this property. Having a desire to build a larger home than the law allows is not a hardship, but if a variance is granted, the outcome would compromise safety and property values for others in the community. We believe that 4' side setbacks are an unreasonable request. If the Commissioner believes that a hardship truly exists, we request that more reasonable setbacks be considered. We also ask that no variance be considered without first getting a review by and approval from the Baltimore County Fire Marshall. Historic East Towson has rightfully earned its hallowed place in Baltimore County's history books, and we would be remiss if we did not indicate to you that we feel strongly that the legacy and the safety of this community and its citizens should be considered at the highest priority in this matter.

Sincerely,

Neil B. Cohen
Judy D. Cohen

PROTESTANT' S

EXHIBIT NO. 1

RECEIVED

JUN 29 2011

OFFICE OF ADMINISTRATIVE HEARINGS

ZONING ANALYSIS and ZONING REVIEW
of
BALTIMORE COUNTY ZONING REGULATIONS (BCZR)
at
307 LENNOX AVENUE
TOWSON, BALTIMORE COUNTY, MARYLAND 21286
for
MARGARET COOK (PROPERTY OWNER)
by
DKMB & ASSOCIATES (DKMBA)
(ZONING VARIANCE SYNOPTIC)



DKMB & ASSOCIATES

Architecture | Interiors | Planning | Management

www.dkmba.com

POC: David Bowles, RA
EIN#: N/A
LIC#: Architect/MD/#13534

Address: Post Office Box 11456
Baltimore, Maryland 21239

TEL: 410-433-9604
FAX: 410-433-9631
email: info@dkmba.com

30 JUNE 2011

PETITIONER' S

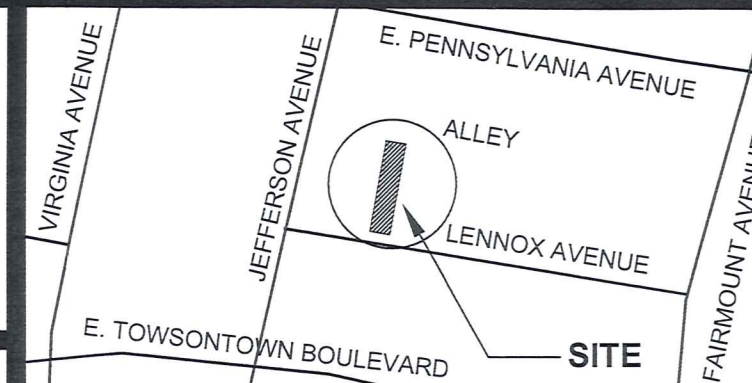
EXHIBIT NO. 2

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 307 LENNOX AVENUE OWNER(S) NAME(S) MARGARET C. COOK

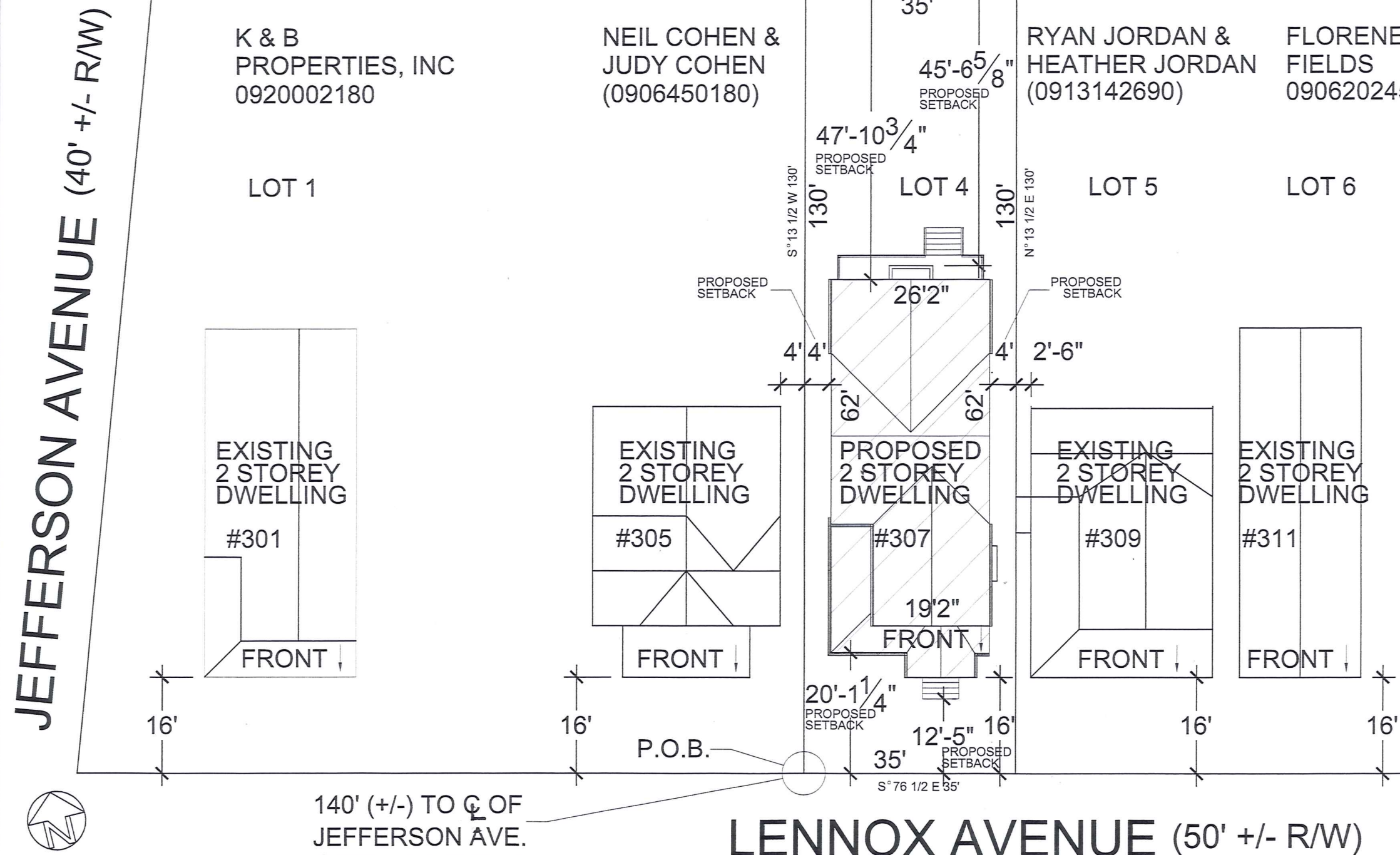
SUBDIVISION NAME GOFF PLAINS

PLAT BOOK # 0002 FOLIO # 0167 TEN DIGIT TAX # 0904000360 DEED REF. # 23236 / 00331



SITE VICINITY MAP
SCALE: NOT TO SCALE

ALLEY (10' +/- R/W)



ZONING MAP # 070A2
SITE ZONED DR 10.5
ELECTION DISTRICT 9 ED
COUNCIL DISTRICT 5 CD
LOT AREA ACREAGE 0.104453
OR SQUARE FEET 4550
HISTORIC ? YES
IN CBCA ? NO
IN FLOOD PLAIN ? NO
UTILITIES ? MARK WITH X
WATER IS:
PUBLIC X PRIVATE _____
SEWER IS:
PUBLIC X PRIVATE _____
PRIOR HEARING ? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

VIOATION CASE INFO: